

112 Brize Norton Road Design and Access Statement

TSH Architects

March 2024



Contents

Existing Site	3-5
Site Analysis: Constraints & Opportunities	6
Proposed Scheme: Site Plan	7
Proposed Scheme: Plans & Elevations	8
Sustainability	9-10
Conclusion	11

Introduction

This Design and Access Statement has been prepared by TSH Architects (the Agent) on behalf of Jack James Homes (the Applicant) in support of a full planning application submitted to West Oxfordshire District Council seeking approval for the erection of 1 new dwelling to replace an outbuilding on land at 112 Brize Norton Road, Minster Lovell, OX29 0SQ (the Site).

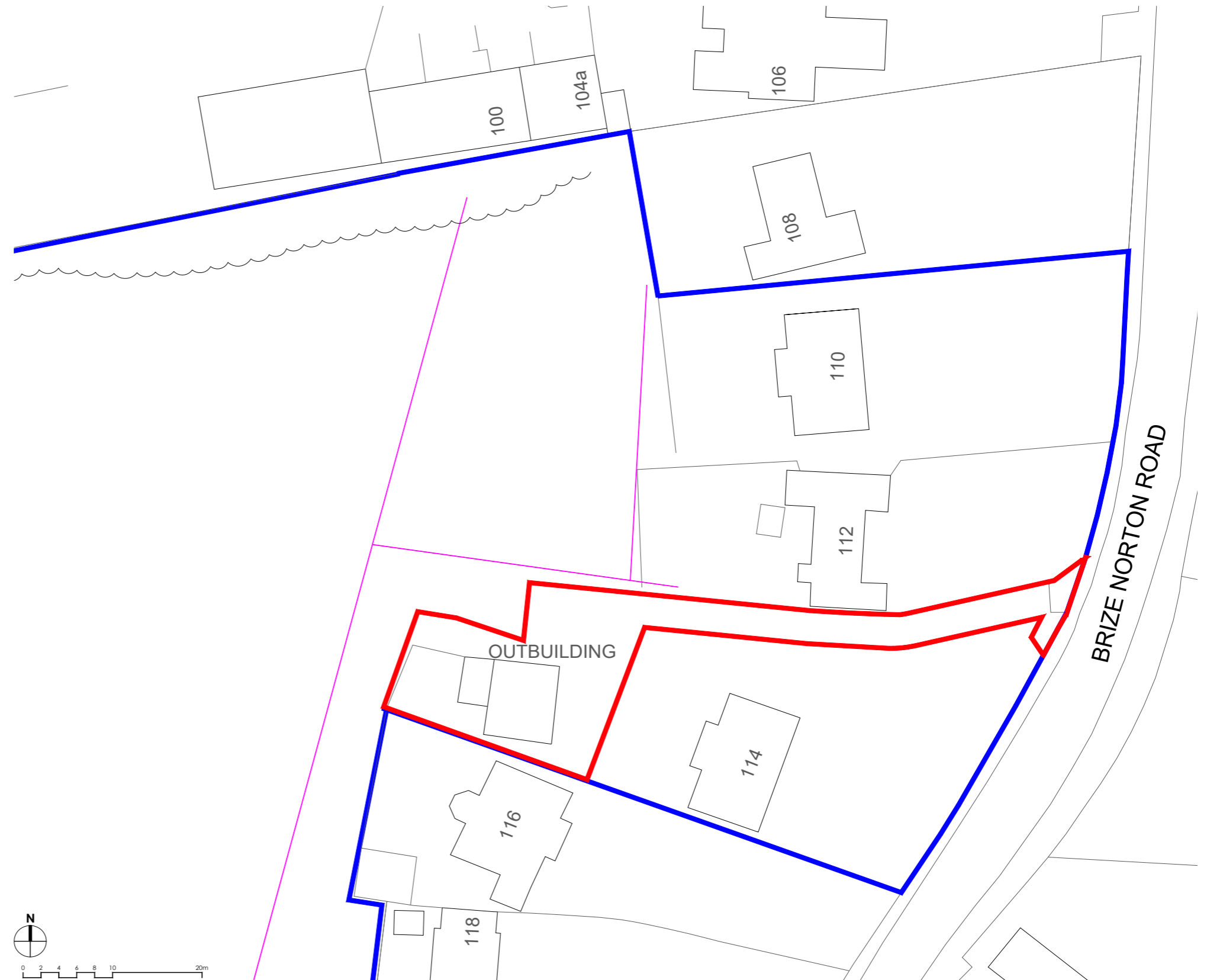
The purpose of this Statement is to set out the background to the proposed development and the justification for the submitted scheme in the context of relevant planning policy.

Existing Site

The site is located within the village of Minster Lovell on the western side of the Brize Norton Road. The property includes a large outbuilding.

The site is bounded to the north and south by properties which form a linear pattern along the western side of the Brize Norton Road. The properties immediately adjacent to the north (104, 106, 108, 110, and 112) sit nearer the road than the properties adjacent to the south (116 and 118). To the west (rear of the site) is a field which is bounded to the south by a number of industrial units which extend westwards behind 120 Brize Norton Road and to the north by buildings associated with Bennett's Builders Yard.

The village of Minster Lovell consists of two distinctive parts - Old Minster Lovell and Charterville (Chartist Minster Lovell). The area referred to as Old Minster Lovell forms the original part of the settlement north of the Burford Road (B4047) astride the River Windrush. The larger part of the village, where the site is located, is the former Chartist settlement which lies to the south of the Burford Road.



Existing Site

Charterville was developed in the mid-19th Century as an area for urban workers to locate to the countryside, as part of the Chartist movement. The land was bought and subdivided into 2, 3, or 4 acre plots which spurred off along Brize Norton and Burford Roads. Each plot contained a single storey dwelling, built to a standard design.

The distinctive plot structure has been heavily eroded in recent years, particularly at the northern end of the settlement, nearest the Burford Road. Elsewhere the generously wide plots have been infilled with houses, mostly bungalows, to create the ribbon of development along Brize Norton Road. A number of the original bungalows remain scattered through the settlement and are listed, while many others are still visible, but beneath modern extensions and refurbishments.

Minster Lovell is situated just to the west of Witney, the main town in the district. The village is regarded by the District Council as a sustainable settlement possessing a good range of services and good public transport connections to Witney and Oxford.



Existing Site



Access from Brize Norton Road.



Back garden of 108 Brize Norton Road.



Back garden of 116 Brize Norton Road.



Outbuilding proposed for demolition.



Outbuilding proposed for demolition.



112 Brize Norton Road retained.

Site Analysis: Constraints & Opportunities

Constraints;

- Noise from Brize Norton Rd (red).
- 21m back to back distance between houses (yellow).
- Avoid overlooking 116 Brize Norton Road (dark grey).
- Maintain access to service strips - purple (underground cables) and pink (existing overhead cables to be moved underground).

Opportunities;

- Maintain and enhance the biodiversity-rich hedge that borders the wider site.
- The existing outbuilding is an eyesore in a poor state of repair. It could be replaced by a single dwelling following the linear pattern of the village.
- The nearest neighbour at 116 Brize Norton Road is to the south and has no windows in the gable facing our site. The new dwelling would therefore not limit daylight to the existing property or cause overshadowing.



Proposed Scheme - Site Plan

This application seeks to demolish the existing outbuilding, currently used to store machinery.

A new 2 bed dwelling is positioned on the site of the existing outbuilding aligned with 114 and 116 Brize Norton Road. It has been designed to reflect the scale, elevational treatments, and materials of typical of those found within the village.

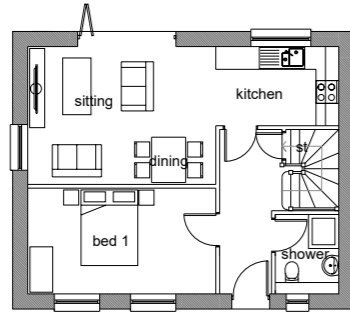
The existing shared access road will be maintained (owned by 112 Brize Norton Road) with and a new drive formed off it with 2 parking spaces for the new dwelling.

This proposal seeks to respect the historic character of the settlement whilst also retaining views through to the field to the rear of the site.

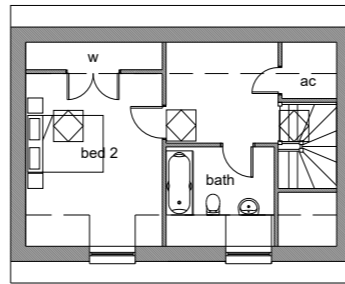
The design draws on elements such as projecting gables (to rear elevation) and dual pitched dormer windows found on neighbouring properties, combined with materials such as soft buff recon stone walls to create buildings that sit comfortably within the streetscape.



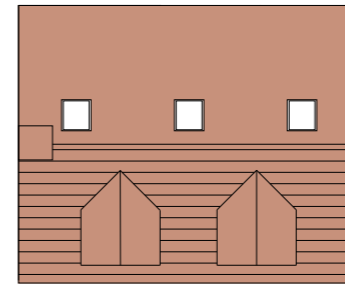
Proposed Scheme - Plans & Elevations



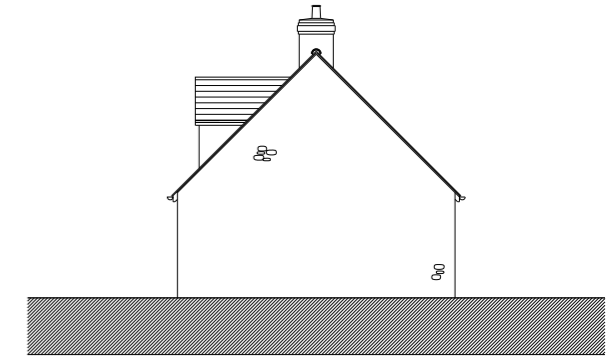
Ground Floor Plan



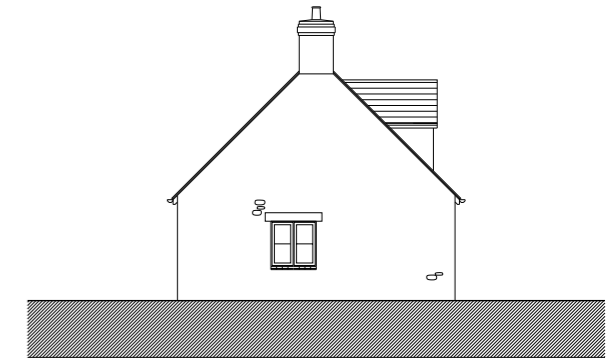
First Floor Plan



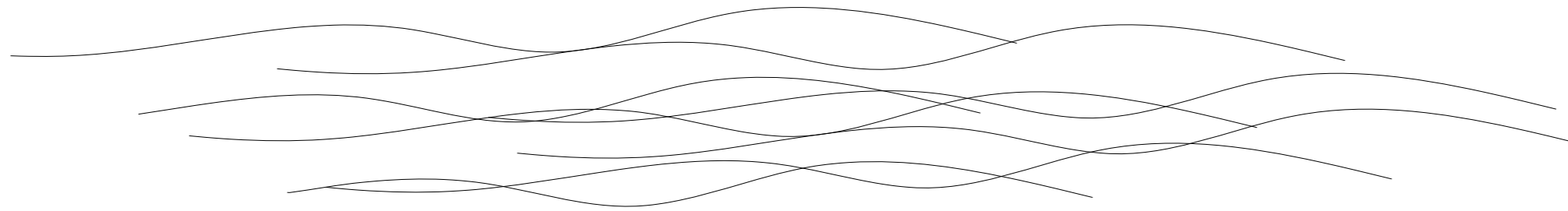
Roof Plan



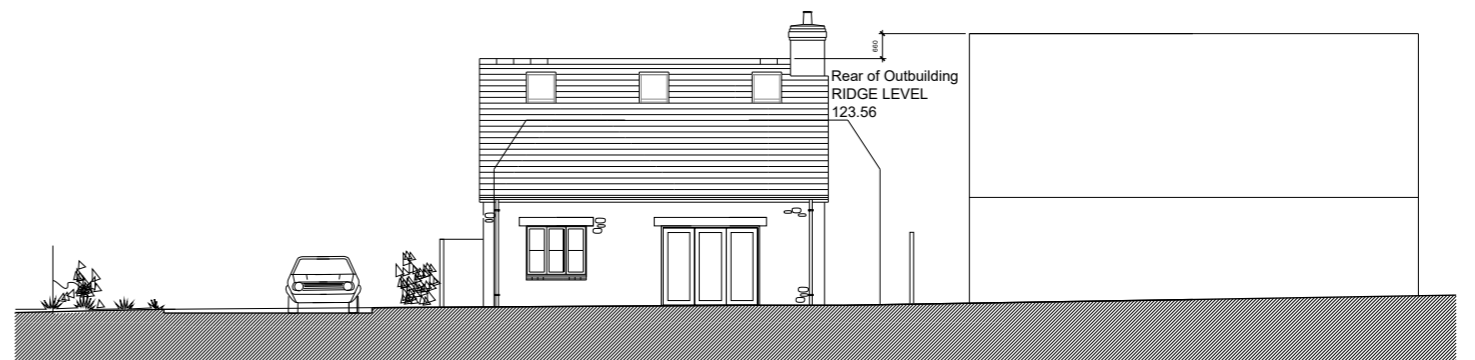
Right side Elevation



Left side Elevation



Front Elevation



Site Section A-A

Rear Elevation

GFFL 118.65

Rear of 116 Brize Norton Road

RIDGE LEVEL 125.84



Sustainability

Energy

The house is targeting an EPC Rating of A.

The emphasis is towards improving the fabric of buildings to reduce thermal loss, and as a consequence reduce the energy requirement for heating. In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door openings. Air leakage from the building will also be minimised by the adoption of good detailing and responsible workmanship.

The scheme uses passive design measures. Most of the windows are orientated east-west to optimise daylight and solar gain whilst avoiding overheating.

Reduction of embodied carbon emissions have been considered in the design of the house by keeping the massing compact. Further savings will be made by using low carbon products in construction and investing in durable materials.

By the adoption of these principles, heating demand, and consequently the size of boiler will be minimised, and will be of a highly efficient design.

In brief, energy consumption will be minimised by employing all or in part the following measures:

- High performance double glazing and high levels of insulation to floors, walls and roofs to reduce energy demand.
- Orientation of building to maximise passive solar gain.
- Use of accredited details to minimise air leakage and eliminate cold bridging around openings
- SEDBUK 'A' rated condensing gas boilers
- Integrated energy management controls.
- White goods to be A rated where supplied.
- Lighting to use energy efficient fittings.
- Mechanical ventilation carefully designed so as not to create excessive air changes.
- Whilst the building will be designed to achieve high levels of air tightness, adequate levels of controllable natural ventilation will also be incorporated, in the form of trickle vents.
- PV panels on roofs sufficient to provide a minimum of 10% of the property's energy requirements from a renewable energy source will be considered.
- User information, highlighting energy efficiency.
- Electric vehicle charging infrastructure.

Water

Besides the desire to reduce energy consumption there is also a necessity to reduce both the consumption and waste of water. The following measures will be adopted that will assist in achieving this:

- Flow restrictors fitted to all taps
- Low flow shower heads
- Water metering
- Dual flush cisterns
- Baths with smaller profiles, requiring less water to fill
- Water butts installed for rainwater collection, for garden watering rather than hoses
- Drought tolerant planting and biodiverse landscaping schemes, and advice to occupier.

Waste and Recycling

To avoid un-necessary waste, and to encourage the recycling of waste materials the following will be adopted;

- A site waste management plan will be submitted for approval to avoid construction waste.
- Adequate provision will be made both inside

Sustainability (continued)

and outside of dwelling to enable the sorting and collection of recycled materials from domestic waste.

- The existing waste collection point on Brize Norton Road (to the left of the drive) will be extended to accommodate additional bins.
- The property will be provided with compost bins.

Pollution Control

It is essential that the proposed development does not increase levels of pollution, with this in mind the following measures will be adopted:

- The site management plan will minimise noise, dust and odour
- Products that release harmful chemicals will be avoided
- Any hazardous materials on the site will be identified and safely removed
- The boiler specified will have low (NOx) emissions
- The provision of new landscaping will assist in neutralising the release of CO2
- Any street lighting provided will be designed to minimise light pollution
- The provision of SUDs drainage systems will protect water quality

Transport and access

The scheme design incorporates links to existing footpath networks to encourage methods of travel by more sustainable means and to provide better access to local facilities.

The site is within close proximity to a range of local services and is served by regular bus and train services.

The scheme design maintains existing footpaths in order to encourage methods of travel by more sustainable means and to provide better access to local facilities.

Health and well-being

It is important that the scheme design creates an environment that reduces anti-social behaviour, crime, fire hazards and poor health. These factors are encompassed as follows:

- The current standards of Part E of the Building Regulations have significantly improved sound insulation between dwellings.
- The site management plan will seek to manage construction noise from the site.
- Where street lighting is provided it will be designed to particularly cover areas vulnerable to crime.

- Care has been taken to ensure that public areas are overlooked, accreditation under the Secure By Design scheme will be sought, and the advice of crime preventions officers taken into account.
- The Building Regulations govern detail design to avoid fire risk, the scheme does allow for access by fire appliances.

The housing design supports working from home by providing:

- Generous internal space standards.
- Plenty of natural light.
- Outdoor space, avoiding single-aspect.
- High levels of energy efficiency, with good ventilation and avoid overheating.

Climate Change Adaptation

It is now clear that the UK climate is in a state of change, and the proposed design reflect these alterations in the following ways:

- The site is not in a flood risk area.
- The development would not increase the likelihood of flooding.
- The structural design is adequate to withstand increased wind loading.
- Surface water drainage utilises SUDs systems.
- Water conservation measures will be adopted.
- The site has good connectivity to transport networks.

Conclusion

The design philosophy extends to providing a sympathetically designed dwelling which positively integrates into the existing surroundings.

The design process has guided the scheme to a conclusion which integrates successfully with the surrounding built form.

The impact upon the amenities of the occupiers of neighbouring residential dwellings is not harmful in terms of loss of outlook, light and privacy by way of the siting, scale and design of the proposed property.

In light of the above it is considered that the scheme is viable and accords with relevant policies and standards set both locally and nationally. Therefore, we consider that this development should be supported and endorsed by granting planning permission.