



STUDIO HALLETT IKE

**Planning, Design and Access Statement
October 2021**

**Chancel Cottage, Garden Studio
Fir Lane, Steeple Aston, Oxfordshire
OX25 4SF**

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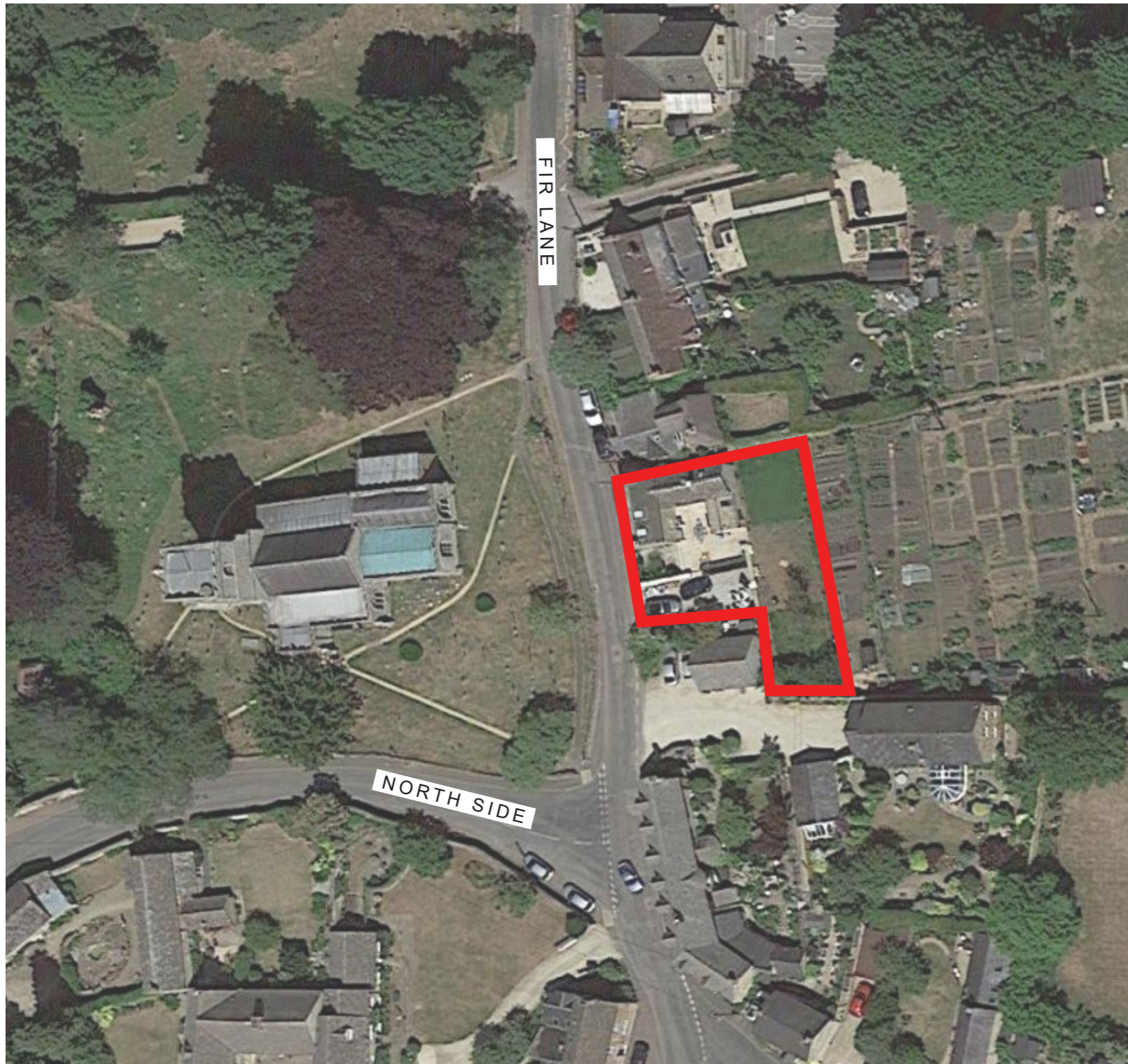


Fig. 1 - The site outlined in red

1.0 Introduction

This Planning, Design and Access statement has been prepared by Studio Hallett Ike on behalf of the applicants Justin Grainger and Angharad Lloyd-Jones, who are the owners and residents of Chancel Cottage, Steeple Aston.

This proposal is for a stand alone single storey garden studio within the rear of the existing private garden.

The goal of this project is to create a private space for use by the applicants, as a home office/studio/workshop.

This statement should not be read as a standalone document and should be read in conjunction with all other documents and drawings attached to this application.

This statement sets out the proposals in the context of the relevant National and Local Planning Policy. This statement will explain and consider issues relating to the design and impact of the proposal as well as the impact on local amenity and neighbouring properties.

Pre-Application advice was sought, and written response received on the 21st April 2021 (written by Mr. Bob Neville, refs 21/00785/PREAPP and 21/00356/PREAPP).



Fig. 2 - Oubuilding on neighbouring land



Fig. 3 - Chancel Cottage from the Church - the proposed outbuilding will not be visible from this view as will sit behind the existing outbuilding of the neighbouring land



Fig. 4 - Southern end of the private garden as existing - which will house the proposed studio

2.0 Existing Site & Context

This application seeks to create a standalone garden studio within the rear private garden of Chancel Cottage.

The site lies within the Steeple Aston Conservation Area, and Chancel Cottage itself is Grade II listed. *This application does not seek to alter the main house, or its reasons for listing, in any way.*

The surrounding context is primarily a quiet residential area, consisting of houses and cottages generally built in C18th - C19th. Opposite the site is the Church of St Peter and St Paul's, and directly behind the site lies a field of allotment gardens.

Chancel Cottage is a stone built cottage of two floors, plus attic and basement. The eastern store portion of the cottage was recently rebuilt as a habitable stone extension. The rear garden is bounded by stone walls aside from along the east and north edges which are post and wire fencing, with a beech hedge in front of the eastern boundary.

The house is set back from the street front behind a hedge, and there is a gravelled parking area on site, off Fir Lane.

Immediately to the south of the site within the neighbouring garden of The Longbyre, is a modern built, detached outbuilding/garage, visible from Fir Lane. This outbuilding exhibits a pitched roof with slate roof tiles, PVC guttering, and modern style stone cladding.

3.0 Planning History

The following are the key historical planning applications associated with the site:

08/02404/LB

Remove existing window frames from front elevation and bathroom and replace with new.

Permitted - 15.01.2009

14/01601/LB & 14/01552/F

Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension

Refused - 11.05.2015

15/01328/LB & 15/01327/F

Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension (revised scheme of 14/01601/LB)

Refused - 08.10.2015

17/00006/LB & 17/00005/F

Demolition of existing stores, insertion of rooflights to building and repair, refurbishment, and extension of building

Permitted - 03.08.2017

Pre-Application

On the 8th March 2021, a pre-app enquiry was submitted to Cherwell District Council, and a response was received by Mr Bob Neville on the 21st April, after a video meeting held on the 20th April 2021. Refs 21/00785/PREAPP and 21/00356/PREAPP.

The response was largely positive, with the summary below.

“The principle of a modest outbuilding of traditional design, and of slightly reduced scale and more rectilinear form from that shown within this submission, could potentially be supported...”

Care has been taken during the design process since this application, to ensure that the overall scale of the studio has been reduced, and a more rectilinear form created.

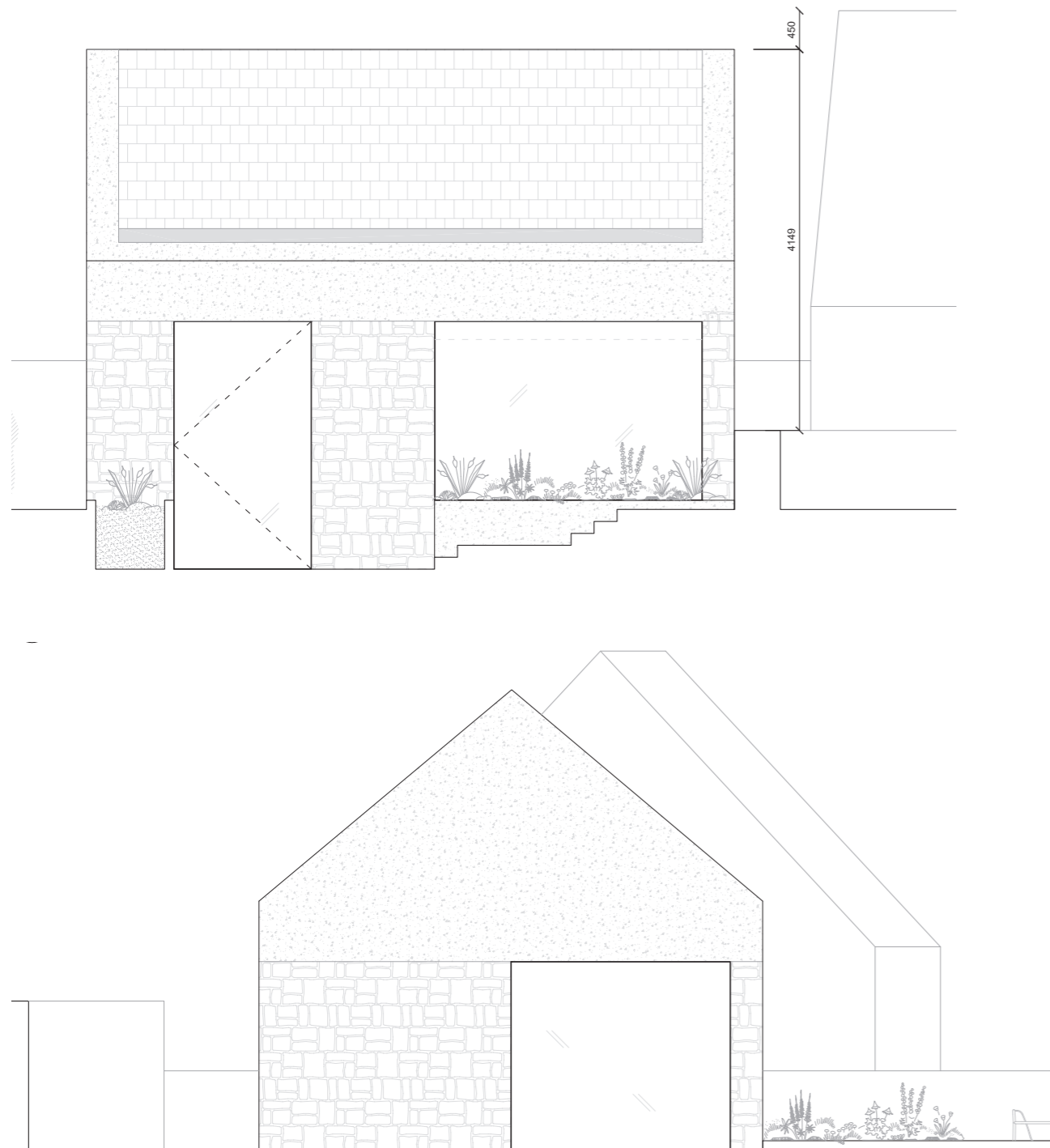


Fig. 5 - Proposed elevations

4.0 Design Parameters and Appearance

The proposed plan is rectilinear in form, with a pitched roof to be in keeping with the local village roofscape characteristics. The studio is proposed to be located to the south end of the rear garden, and will sit between the neighbouring outbuilding in the garden of The Longbyre, and the allotment garden field to the east.

The studio is proposed to be partially sunken, which means the height from the existing ground level to the roof pitch is 5m. This allows for a comfortable internal ceiling height, plus a small mezzanine level within the roof height. This height is lower than the roof pitch of the neighbouring outbuilding by approx 450mm.

The existing remaining rear garden is to be retained - some re-landscaping is proposed in the immediate vicinity of the studio to allow for patio and path connection back to the gravel area to the front of the house.

The studio is proposed to be clad in a Cotswold stone to be in keeping with Chancel Cottage and surrounding vernacular. To the walls of the studio, the stone is proposed to be laid in a traditional format to match that of Chancel Cottage. The gable ends are partially proposed to be a worked Cotswold stone, in a flatter finish. The roof pitches will be laid in slate (not Stonesfield Slate). A lead lined concealed gutter is proposed, to match the existing extension to Chancel Cottage.

The external door and windows are proposed to be metal framed and double glazed.

The proposal is subtle in style to compliment against Chancel Cottage, and the introduction of worked stone compliments the surrounding vernacular, rather than creating a pastiche. The aim is to not detract from Chancel Cottage or the surrounding buildings and conservation area, by inserting a high quality and considered architectural intervention, subordinate to the host dwelling.

There are no TPO's on site. Existing trees on site are not proposed to be altered as part of this application.

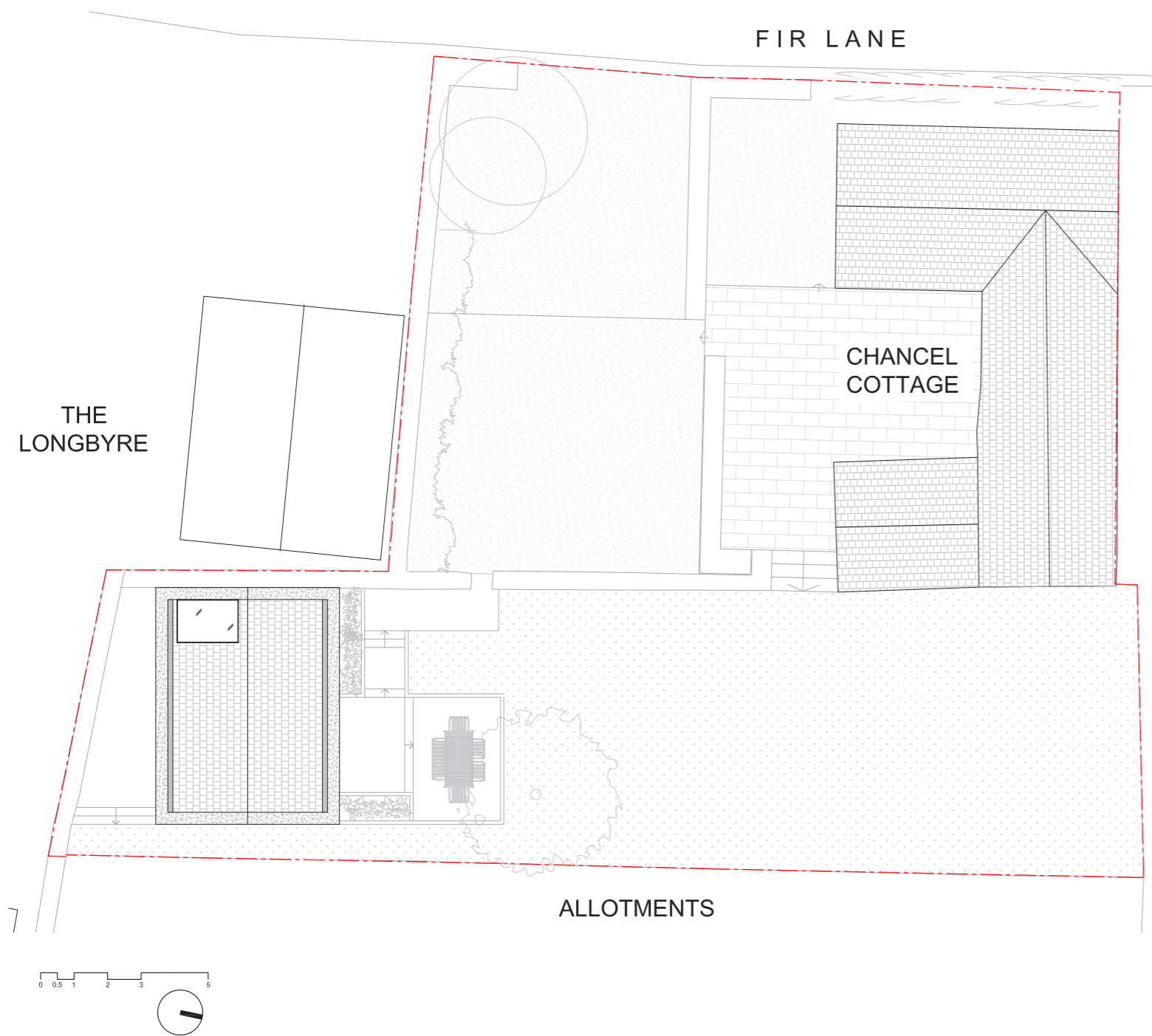


Fig. 6 - Proposed site roof plan

Size, Form and Orientation

This proposal seeks to add a detached outbuilding of approx 38sqm.

The form is rectilinear with a pitched roof, with gable ends facing toward the neighbouring outbuilding, and the allotment. The primary facade of the studio is faced back toward Chancel Cottage, therefore responding to the context of the listed building setting by reflecting its rectilinear form.

The neighbouring property to the south, The Longbyre, is facing in a similar orientation, with the gable end toward the road.

In addition, orientation of the gable end of the studio toward the allotment fields, and the view from the allotment of this, is in keeping with the surrounding buildings, such as the main dwelling of the Longbyre to the south.

Therefore the orientation and the positioning of the proposed garden studio is responsive to the immediate local context and buildings of note, fitting easily within the settlement pattern of the Steeple Aston conservation area.

The proposal sits wholly within the boundary of the private garden.



Fig 7. Using natural stone with worked stone to introduce contemporary detailing



Fig 8. Simple pitched form with metal framed, contemporary yet simple windows



Fig 9. Example of hand worked limestone

Precedent and Material Analysis

The garden studio is proposed to be domestic and modest in scale, mass and form.

The predominant surrounding architectural building material is stone. Thus the proposal for the garden studio is also stone. This is to compliment and sit well against the main house, and surrounding architectural vernacular. The aim is to provide a subtle, considerate and complimentary architectural intervention, that sits calmly within the garden, but does not create a pastiche or clash against the host dwelling.

The precedents shown adjacent are of high quality design and construction, using traditional stone, alongside subtle contemporary detailing, resulting in successful architectural interventions..

This application for the garden studio at Chancel Cottage seeks to carry out a similar approach and ethos, using high quality design and construction, employing local builders and craftsmen where possible, and consistently ensuring the proposal is of benefit to the host building, its owners, and the local area. The ultimate end goal for this proposal is to create a high quality, sustainable, robust and well considered design.

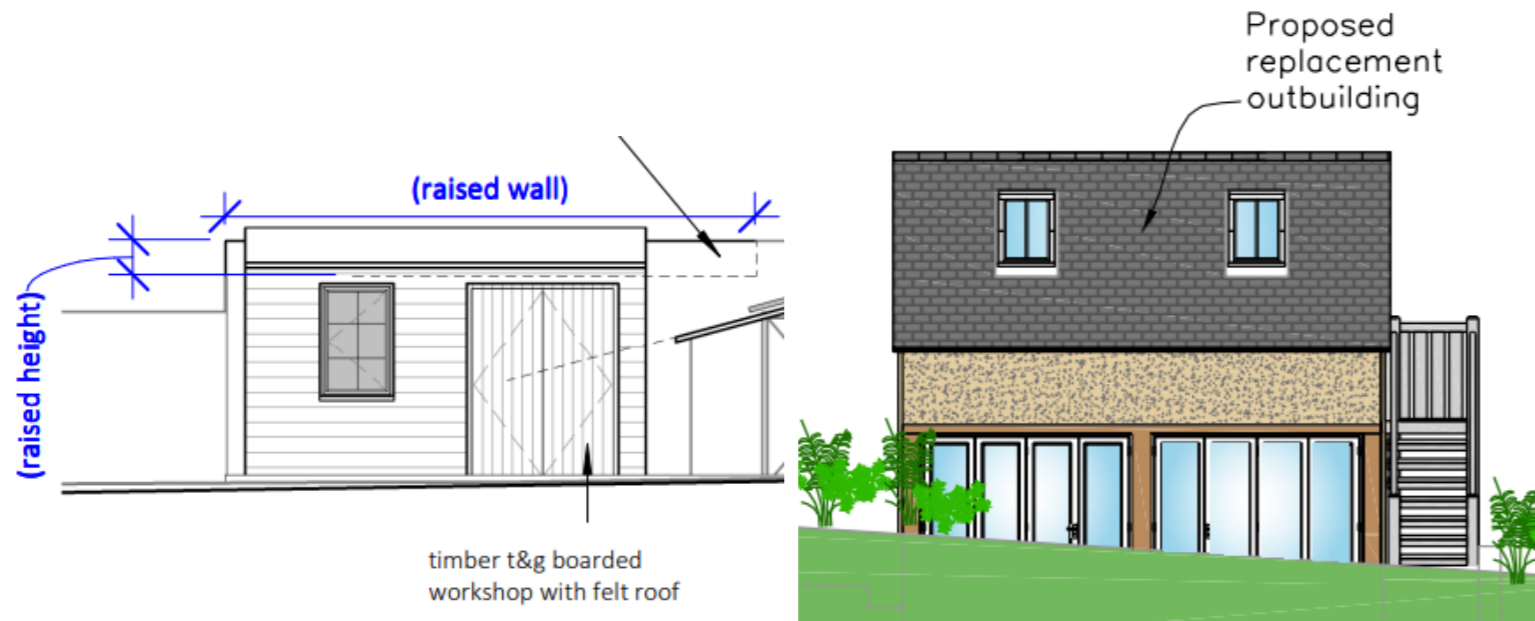


Fig. 10 - Approval granted - 20/02170/LB

Fig. 11 - Approval granted - 20/00960/F

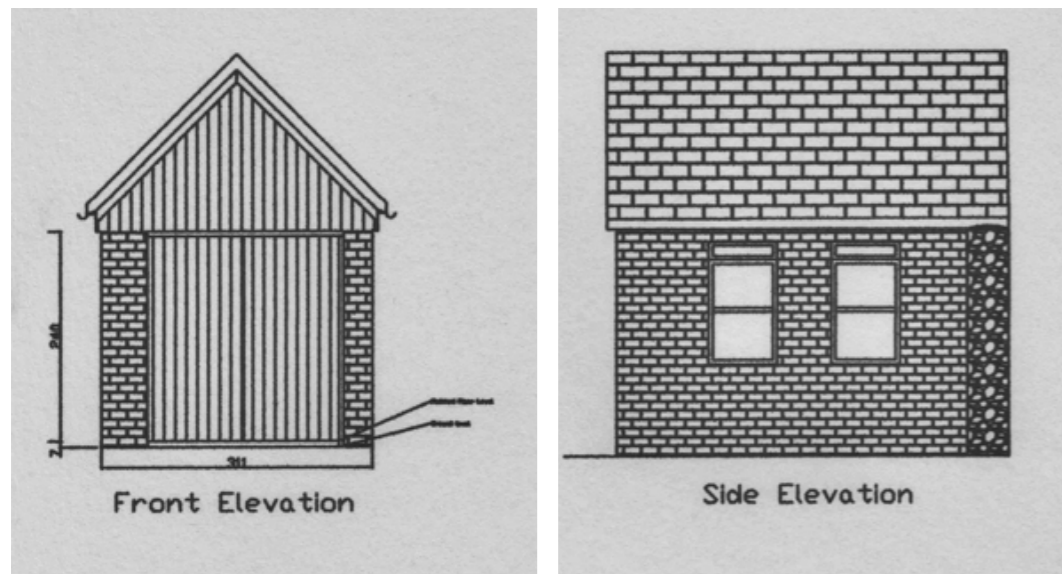


Fig. 12 - Approval granted - 18/01182/F

5.0 Surrounding Relevant Developments

The following is a small selection of locally approved developments that are relevant to this application.

Fig 10 - 20/02170/LB / 20/02169/F - Sunnybank, North Side, Steeple Aston

A detached outbuilding was approved, with timber cladding and flat roof, setting the precedent for non traditional outbuilding form and alternative material use.

Fig 11 - 20/00960/F - The Pound House, Paines Hill, Steeple Aston

On Paines Hill, a standalone garden room has been approved consisting of rectilinear form and pitched roof, with skylights. The pitched roof is slate, and the walls rendered to a stone colour. This displays a mixture of contemporary approaches with an overall traditional form.

Fig 12 - 18/01182/F - Barn Cottage, North Side, Steeple Aston

This existing outbuilding consisting of brick and slate, was approved to change of use to a home office. The brick sets a precedent for alternative material use within the village, and the use of an outbuilding for a home office.

Planning Guidance

Particular attention has been given to the Mid Cherwell Neighbourhood Plan 2018-2031, the Cherwell Local Plan 2011-2031, and the Cherwell Residential Design Guide SPD (July 2018)

The following policies are particularly relevant;

SO 14 of the Cherwell Local Plan denotes that high quality, locally distinctive and well designed environments will increase the attractiveness of Cherwell's towns and villages as places to live and work, and which contribute to the well being of the residents.

This garden studio would act as a place for the applicants to work - reinforcing the ideal that the villages of Cherwell are a place to work and live, not just sleep.

ESD 15 of the Cherwell Local Plan denotes that successful design is founded upon an understanding and respect for the areas unique context.

This proposal is based on that understanding: the applicants having lived and been part of the local community for many years now, and this subtle architectural intervention is a response of the surrounding context and the needs of the applicant within it.

B.269 of the Cherwell Local Plan denotes that in sensitive locations (and it could be argued that this site is a sensitive due to its position between listed properties and within the conservation area), design needs to be sensitive and complimentary to their surrounding buildings but does not require merely replicating existing styles and imitating architectural details; and that modern interpretation is possible if informed by a full contextual analysis and proposals promote and reinforce local distinctiveness.

The garden studio proposal has been designed to be sensitive within its location and the surrounding buildings, and by introducing considerate contemporary architectural detailing, the result is a well balanced and thoughtful architectural design that sits subtly and complimentary against the local context and vernacular.

6.0 Amount

The proposed garden studio seek to add a footprint of approx 38sqm.

7.0 Use

The host dwelling concerning this application is currently a private dwelling house, class C3(a), and sits within a private garden. The use of this garden studio is not proposed to change and therefore will remain C3(a).

However it was referenced in the pre-app response received from Cherwell District Council (dated 21 April 2021), that the land in 2006/2009 (prior to the applicants ownership of the site) was outside of residential land use. Therefore a change of use is requested in order to formalise the current garden space as class C3(a). Previously the land was allotment garden land.

8.0 Accessibility

Access to the studio is via the paved and gravel front garden, onto a paved footpath and patio. There will be a few shallow steps into the patio to allow for the sunken nature of the studio. The access will be completely private.

9.0 Flood Risk

The site is located within flood zone 1 and therefore has a low probably of flooding and no flood risk assessment is required. A flood map is appended to this document.



Fig. 13 - ER Residence in North London, winner of Don't Move Improve 2021

10.0 About Studio Hallett Ike

Studio Hallett Ike is an architecture practice specialising in creating beautiful spaces for end user clients. The work undertaken at Studio Hallett Ike is usually within the constraints of, or related to existing period properties, such as Chancel Cottage.

Each project is looked at independently in order to sensitively respond to the needs of the property and its owners within the immediate context, and that of the wider context bearing in mind the local planning policies.

A recent project (Fig 13) by Studio Hallett Ike has won an Award for the New London Architecture: Don't Move Improve 2021 - a competition showcasing the best of residential architectural design in London in order to dramatically enhance the existing homes suitable for its owners.

Although different in style from this application, it is an example of the high quality and considerate nature of our designs, materials and spaces we aim to bring to each project.

11.0 Conclusion

In conclusion, this proposal seeks to improve upon the host dwelling by creating a dedicated space for private amenity use, for its owners. If approved, this project will be designed and constructed to a high level of quality.

The proposal is sensitively designed in relation to the host building and to its context, and will benefit its use with modern day standards. The design has been derived and informed by its local context, but ultimately will be considered and high quality in design and construction, to complement the host building and surrounding vernacular.

Care has been taken in designing the overall mass and scale in reverence to the host building and the local context to present a subtle and considerate approach, so as to respect the host dwelling and surrounding rhythms and pattern of the local village.

The studio will be tucked into the end of the garden and therefore will not become a prominent visual feature from the road or church.

In the context of the above report, the proposal would be seen not to detract or harm the appearance of Chancel Cottage, and will support the significance of the conservation area and wider area.

Flood map for planning

| | | |
|-----------------|-----------------------------|--------------------------|
| Your reference | Location (easting/northing) | Created |
| OX25 4SF | 447639/226108 | 27 Sep 2021 13:45 |

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>











Flood map for planning

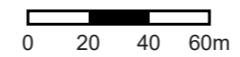
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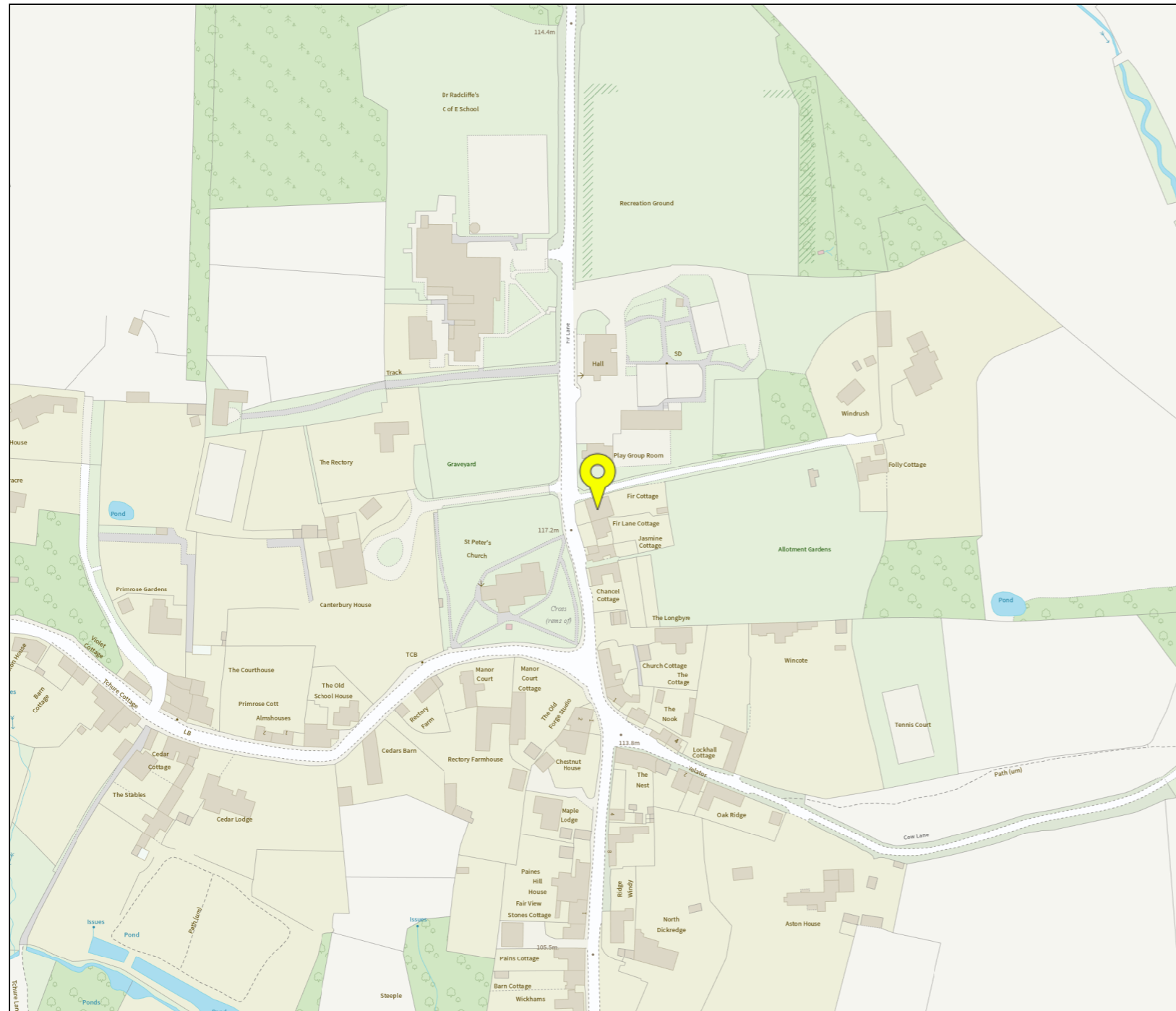
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1:2500

Created
27 Sep 2021 13:45

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



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