

2306 - DESIGN & ACCESS STATEMENT

Version 2

Planning Application
Land adjacent to Stable Lodge
Oxford Road
Middleton Stoney
Oxfordshire
OX25 4TE



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1.0 INTRODUCTION

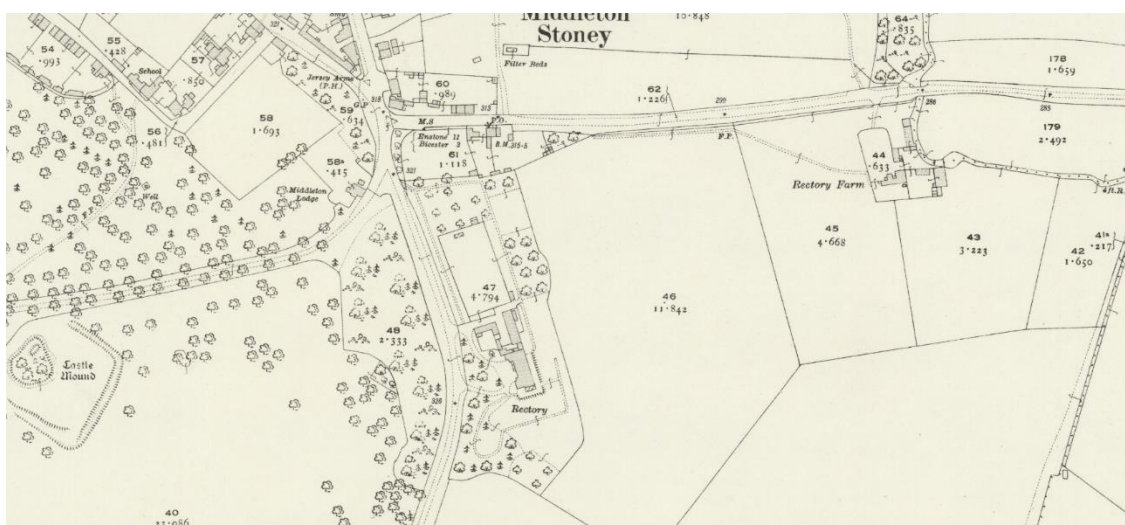
- 1.1.1 This statement has been prepared to accompany the Planning Application for a new house on Land adjacent to Stable Lodge, which is a separate residence adjacent to Middleton Stoney House and within a listed complex, noted by Historic England as 'The Old Rectory and attached stable and outhouse ranges, Oxford Road' which is a Grade 2 Listed property, Listing NGR: SP5353823290 – It was deemed not necessary to apply for listed building consent when the application was previously submitted – 23/01366/LB
- 1.1.2 The land is within the Parish of Middleton Stoney, and Cherwell District Council. The proposal site is located off B430 Oxford Road.

2.0 CONTEXT & LOCATION

- 2.1 The village of Middleton Stoney is two and a half miles west of Bicester and approx. fourteen and a half miles north of Oxford City. Its eastern boundary is Gagle Brook, a tributary of the River Ray, and its western boundary is Aves ditch. It is bounded to the north and south by field boundaries.
- 2.2 Middleton Park is located on the opposite side of Oxford Road from the proposed site.
- 2.3 There are no conservation areas located in Middleton Stoney.

3.0 EXISTING SITE

- 3.1 The existing site to which this application pertains seems to have been part of the kitchen garden area of The Old Rectory. In 1996 this land along with the Stables, courtyard and lodge were sold off to form a separate residence from the main Rectory house – now known as Stable Lodge.



Map extract from 1922

The site was included in the sale of Stable lodge but is not classed as the curtilage of Stable Lodge.

The proposed site is bounded by the listed Stable Lodge and The Old Rectory to the south and Sayers Bungalow to the North. Sayer Bungalow has been built over what was the orchard part of the land belonging to The Old Rectory.

The collection of buildings forming Stable Lodge and The Rectory and its associated land, were part of the overall collection of buildings belonging to Middleton Stoney House and are all grade 2 listed and built in the C19th.

4.0 DESIGN STRATEGY

- 4.1 The proposal is to provide a new two storey, detached, four bedroom house with an adjacent 1.5 storey detached double garage with office/storage above.
- 4.2 The site is a gap site with an existing road frontage adjacent to Oxford road. The house location is in line with the council policy of infill development within low category village settlements, as it is between two existing dwellings with main access to the site is via an existing access road.
- 4.3 Vehicular access to the new dwelling would be via the existing shared access from Oxford Road which is currently used by The Rectory and Stable Lodge.

5.0 AMOUNT AND LAYOUT

- 5.1 The house is designed to provide a modern family home for a local family close to other family members within the village. The house is to be a detached house set in its own grounds with Ground floor accommodation consisting of - Kitchen/Diner, Utility/Boot room, Store/Plant, Lounge and Study. The first floor will consist of the master bedroom suite with three further bedrooms all with En-suite facilities.

- 5.2 The floor area for the main house across the ground and first floors is a total of:
GEA = 312msq / 3358sqft
GIA = 274msq / 2949sqft

Garage area:

Garage GF GEA = 53msq / 570sqft

The site area = 4,493msq / 103,807sqft / 1.11ac

- 5.3 The house and associated landscaping will have little impact on the neighbouring properties. The main house is to be set back approximately 30m from Oxford Road and will be approximately 36m from Sayers Bungalow and 26.5m from Stable lodge. The rear garden is more than 35mm long from rear of the Lounge to boundary.

6.0 BUILDING DESIGN

- 6.1 It goes without saying that the applicant wishes for the house to retain and match the character of the village. The house incorporates materials used locally on other houses and developments and is to use predominantly natural stone walls with dressed stone detailing. The roofs will be blue/black slate to match Stable lodge and incorporate a red brickwork chimney stack.
- 6.2 The use of horizontal timber cladding over natural stone plinths to the garage to reflect that used elsewhere in the village and show these as subservient outbuildings to the main house.
- 6.3 All external doors will be timber 'Croft' style cottage doors with a vision panels. All windows and sliding doors will be double or triple glazed aluminium or timber in a light grey colour.
- 6.4 With the main carparking at the front of the site and the building set a long way back from Oxford Road, the scheme provides safe movement of people and vehicles whilst minimising the impact upon the environment.
- 6.5 The garden and outbuildings are big enough to accommodate many bicycles and the ground maintenance equipment. The bin and recycle bin requirements of Cherwell District Council can be easily accommodated.
- 6.6 EV Charging, rainwater harvesting & Photo Voltaic/solar panels will be discretely included within the scheme.

7.0 BUILDING ENERGY AND SUSTAINABILITY STRATEGY

- 7.1 The new house will incorporate sustainable construction methods with the building incorporating highly insulated timber frame construction with natural stone cladding to the façade's.
- 7.2 The building fabric will better the current u-value requirements as stipulated by building regulations.
- 7.3 The house and outbuildings will feature solar PV panels and use air or ground source heat pumps where practical.

8.0 SITE LAYOUT & LANDSCAPING

- 8.1 The site is easily big enough to accommodate a house of this size without prejudicing the light, amenity and spatial feel of the neighbouring properties.
- 8.2 There are no TPO's on this site.

- 8.3 The applicant wishes to retain all of the existing hedgerows and trees encircling the site, whilst reinforcing the boundaries where necessary with new native hedgerows and trees to further screen the development. There would little to no impact around the rear boundary to the plot in order to maintain the open countryside feel outside the line of the existing built up limits of Middleton Stoney.
- 8.4 The scheme incorporates the use of Bat Boxes to the sunnier elevations with Bird boxes and House Martin nests incorporated on the shadier elevations.
- 8.5 All existing boundaries will remain as existing with only repairs taking place to existing damaged fencing / gates etc. Where fencing is damaged beyond repair, new fencing of a similar kind will be constructed in its place. There will be no 6ft high close boarded fencing used which only reinforces the existing feel of open countryside that already exists.
- 8.6 The layering of planting by providing new lower hedging adjacent to the boundary fence of Sayers Bungalow and an inset higher tree/shrub planting line, set approx. 18m further into the site, adjacent to the proposed house ensures privacy to both existing and new dwellings without being overbearing to the neighbour. The new planting will allow similar sun light levels as existing and without the new soft landscaping competing with new soft screening recently installed by Sayers Bungalow.
- 9.0 CILS**
- 9.1 N.A.
- 10.0 CONCLUSIONS**
- 10.1 In conclusion, the proposals fits the criteria for a low category village settlement by developing a vacant gap site within the village of Middleton Stoney and providing a new dwelling as infill development along the existing Oxford Road.
- 10.2 The scheme utilises an existing residential access without being detrimental or incongruous to the amenity of the existing Grade II listed houses.
- 10.3 The scheme is not detrimental to the feel of open countryside at the rear of the existing housing along Oxford Road or Bicester Road.
- 10.4 The scheme will be complementary and mindful of the amenity of the surrounding existing properties. It completes and reinforces the linear patten along Oxford Road without over developing the site.
- 10.5 The retention of all trees and hedging around the site screens the house from all neighbouring properties and protects the current open countryside beyond.

- 10.6 The scheme will not affect or require the removal of any existing trees and hedges. The proposals will include the addition of trees and hedges that will only reinforce the existing boundaries.

11.0 EXISTING PHOTOGRAPHS AND NOTES



P1 – View of the existing vehicular access to Stable Lodge and The Rectory from Oxford Road



P2 – View of proposed access onto the land from the shared access.



P3 - View from the proposed access onto the land, parallel to Oxford Road towards Sayers Bungalow.



P4 – View from the proposed access onto the land towards the position of the proposed workshop building.



P5–View along the Northern boundary looking east with fence Sayers Bungalow on the left.



P6 – View along the Northern boundary looking west towards Oxford Road, with fence to/and Sayers Bungalow on the right.



P7 – View along the rear boundary to the east from behind Stable Lodge – the workshop would be to the left and slightly behind the large tree in the centre of the picture.



P8 – Panoramic view from North eastern corner adjacent Oxford road with Sayer Bungalow to the left.



P9 – Panoramic view from South eastern corner adjacent Oxford road with Sayer Bungalow in the background.



P10 – View of Stable Lodge with The Rectory in the background – to show the vernacular and materials to be used in the construction of the new house.