



Cedar Lodge, North Side, Steeple Aston, Oxfordshire, OX25 4SE

Design and Access Statement

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2018/1014/DAS  
/ | 21.03.2019 | DJS

RIBA   
Chartered Practice

◆ PROJECT  
MANAGEMENT ◆

◆ INTERIOR  
DESIGN ◆

◆ TOWN  
PLANNING ◆

  
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# 1.0 Introduction

## 1.1 Planning Application Contents

This Design And Access Statement has been prepared in support of a Householder Planning and Listed Building Consent.

This statement is to be read in conjunction with the drawings listed below.

|                                  |                |
|----------------------------------|----------------|
| Location Plan                    | 2018/1014/PL01 |
| Existing and Proposed Block Plan | 2018/1014/PL02 |
| Existing Floor Plans             | 2018/1014/PL03 |
| Existing Elevations              | 2018/1014/PL04 |
| Proposed Ground Floor Plan       | 2018/1014/PL05 |
| Proposed First Floor Plan        | 2018/1014/PL06 |
| Proposed Elevations              | 2018/1014/PL07 |
| Proposed Garden Studio           | 2018/1014/PL08 |

It is intended that this statement will explain the design progression that has informed the proposals and address the issues relevant to the site. It offers a background to the information assessed in considering the proposals for the site and the pre-application advice that has been sought from the Local Planning Authority.



1.1.1 Red line site plan

# 2.0 Assessment

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## 2.1 Site Location

Cedar Lodge is located on North Side, Steeple Aston. The property is Grade II Listed and located within the Steeple Aston Conservation Area.

## 2.2 Physical Context

Cedar Lodge sits behind a high wall which fronts North Side with two gated access points at either end of a substantial plot and a range of converted outbuildings running down the western boundary. The less significant elevation faces north whilst the more significant south elevation faces onto the extensive landscaped gardens to the rear of the property extending to the bottom of the valley with fish-ponds and garden 'enclosures'.

## 2.3 Social & Economic Context

Cedar Lodge has been unaltered for 25 years since being occupied by its previous owners. The new owners wish to carry out a sympathetic updating of the existing house including an upgrading of existing bedrooms and their associated bathrooms together with an upgrading of existing mechanical and electrical installations to bring them in line with current standards, whilst respecting the historical and sociological importance of the house and its context within the village of Steeple Aston. The Heritage Statement by Worledge Associates, under separate cover, develops these themes further.

## 2.4 Planning Policy & Consultation

Proposals have evolved through extensive discussions with Planning and Conservation Officers at both Pre-App and Follow-Up meetings with concerns raised having been addressed and responded to in each case. The two main areas of concern have been removed in the design of the new extension proposal which does not require alteration to the existing window opening and the removal of a physical link to the garden office.

## 2.5 Evaluation

As a replacement of the existing oak-framed conservatory the proposed kitchen extension has a modest impact at the rear of the house and as such does not materially add to the grouping or setting of the site and arguably improves the appearance of the rear of the house.

The existing glazed conservatory is south-facing and uncomfortably hot during the summer months so the addition of a more environmentally friendly extension will significantly add to the enjoyment of the space.

# 3.0 Design

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## 3.1 Use & Amount

The scale of the extension proposal results in a net gain in floor area of only 6.6m<sup>2</sup> overall with the proposed kitchen replacing an existing glazed conservatory added in around 1994 by previous owners.

The proposed kitchen is designed to take advantage of the southerly aspect and views into the garden which are not enjoyed by the existing kitchen which is dark and uninviting.

A more appropriate use for this space has been designed by the creation of a TV/Family room.

## 3.2 Layout

The layout of the proposed kitchen is designed for 21st Century living in a shared kitchen and dining space which gives views and physical connection with the garden

## 3.3 Appearance

The extension is designed to be in historical harmony with the 18th and 19th Century buildings with which it connects both visually and physically. Fenestration patterns have been selected to harmonise also as opposed to the more modern oak-framed conservatory which it replaces. Material finishes and detailing will match existing buildings.

## 3.4 Landscaping

Small scale garden planting at the margins of the extension will ground the building in the terrace on which it is located and help to soften the impact of the new building in its landscaped setting.

## 3.5 Sustainability

Renewable energy initiatives are being considered in the design of replacement M&E systems for heating and power generation. Opportunities exist for heat pump and/or solar technologies.

# 4.0 Access

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## 4.1 Vehicular & Transport Links

Steeple Aston currently enjoys convenient bus-route connection via the S4 service to Banbury and to Oxford with links to many surrounding villages. The village is conveniently located for access via the M40 to London and the Midlands and enjoys many local amenities and a thriving local community.