

DESIGN AND ACCESS STATEMENT



**REPLACEMENT DWELLING AT MUDDLE BARN FARM
SIBFORD GOWER
NR BANBURY
OXON
OX15 5RY**

Mr and Mrs Besterman

July 2016

1.0 Introduction

- 1.1 Muddle Barn Farm is located to the South-West of the village of Sibford Gower in North Oxfordshire. It is accessed via a private concrete drive from Colony Road, which runs from Sibford Gower to Hook Norton.

It is a 30.3 acre site that consists of an existing three bedroom detached dwelling and associated equestrian buildings to the North-East of the site. There is 1383.25sqm of buildings and covered space with 30 or so stables/loose boxes along with secure tack room, an indoor horse walker, round lunging pen, separate loose lunging lanes and a 60x20m manege.

Our Clients, Mr and Mrs Besterman, purchased the site in early 2014.

2.0 Proposal

- 2.1 The application is for full planning permission for the demolition of the existing dwelling and a range of redundant equestrian buildings and the erection of a replacement dwelling on the same site along with associated landscaping enhancements.

3.0 Pre-application Advice

- 3.1 This application follows on from two previous applications (14/02157/F & 15/01693/F) which were withdrawn following objections concerning scale, siting and some of the detail design elements of the proposal, although it is important to note that there were no objections from highways and landscape, and some letters of support, including a letter of support from the immediate neighbours.

Following the withdrawal of the second application, a meeting was held at Bodicote House on 4 March 2016 with Nathanael Stock (planning officer) and Joyce Christie (Design & Conservation officer) to discuss the proposal in detail and to agree a potential way forward.

Following this meeting, Nathanael Stock and Joyce Christie confirmed their remaining concerns with the proposal in emails on 27th April and 6 May 2016, which we have addressed with this revised proposal.

Understandably, CDC officers are keen to ensure the design is of a quality that they can support and which reinforces local distinctiveness. Their outstanding comments regarding the house design as stated on email on 6th May 2016 were:

Dormer windows:

"Dormers should be shorter and the width no greater than the windows in the main elevation."

"The dormer windows need to line through with the windows below..."

The dormer windows have been reduced in height and width and are aligned with the windows below.

House footprint:

"Stair hall – the relationship of the entrance door to the first step is a bit mean for a house of this size. Suggest the building is made slightly deeper so that the stair can start further back or that the building is slightly wider to allow a gap between the door frame and the first step?"

"I echo Joyce's comment re the footprint of the main building – there is relatively little to be gained in terms of visual impact through the reduced length and depth, whereas the stairs area has ended up being too tight for a house of this style / character."

We have retained the same footprint as the second application based on these comments.

“...if you can provide examples of similar houses where both doors were glazed I would be happy to consider those – and particularly important is that the transom above the top of the doors lines through with the tops of the GF windows.

Front and rear doors on East / West elevations:

“It is difficult to tell if the top of the proposed doors would look better if they aligned with the top of the windows or not as this needs to be worked up in greater detail. Historically there are precedents for both. The general rule is that the public side of the house has a solid door and the hall is large enough to have windows to light it and the garden side might have a glazed door or sash windows with opening panel to allow people to walk through.”

We have changed the front door from glazed to a solid panelled door. The height of both main doors on these elevations are lower than the windows. This allows a fanlight over the doors, which then aligns with the top of the sash windows adjacent (this is a typical Georgian detail and can be seen in the precedent examples within this application too). If the doors were the same height as the sash windows they would be approx 2.75m high.

Kitchen extension:

“Kitchen extension, this might be slightly squat as it is still fenestrated as a fairly grand extension – no objection to raising the eaves slightly providing this works with their hopper detail...”

“Perhaps the gable door arrangement to the kitchen could be as shown, the garden elevation could have a full height tri-partite screen.”

We have raised the eaves height slightly as suggested, this still works with the hopper detail on the house gable. We have included a tripartite window in the kitchen gable and amended the west elevation to show a full height tripartite screen.

Main house roof:

“The slated roof infill between the two gables would look less noticeable if it was recessed. We need to see a roof plan.”

A roof plan is included within the planing application, the infill flat roof has hipped ends and is recessed to look less noticeable.

Architectural details:

“Need to see more detail including how eaves/gables/chimneys/dormers/doorcases will be treated.”

We would normally expect these details to be a condition of any approval. However, as we appreciate it is important to demonstrate the level of detail expected we have included dormer and sash window details and can provide further details if this is required.

4.0 Usage

- 4.1 The replacement dwelling will form Mr and Mrs Besterman’s family home.

5.0 Appearance

- 5.1 The existing dwelling is a 'chalet' style building, with a long, sharply sloping roof and no architectural merit or features. It is constructed of brick, with a tiled roof, timber windows and doors. The existing house has no architectural merit, its volume, roof profile and aesthetic do not match the North Oxfordshire character.



Figure 1 Existing House

Our proposal is to replace the existing dwelling with a Georgian house. It has 2 storeys with an attic and will be constructed of local Hornton ironstone ashlar and rubble with lime mortar pointing, painted sliding sash six-over-six windows and painted timber doors. It will have ashlar stone chimneys, a low pitched slate roof and cast iron rainwater gutters and down pipes. The dormer windows will have hipped slate roofs, with lime rendered cheeks. The front door (east elevation) has a stone shell canopy design, there is a low plinth to the house and a simple block string course at first floor level. The garden elevation (west) has a simple door case.



Figure 2 Proposed Front Elevation

We have included detail drawings for the first floor sash windows and dormers to demonstrate the detailing to be used. Adjacent to the house is a single storey wing which contains the kitchen, larder, utility, plant room and loo.

Yiangou Architects are a practice the have won awards for traditional and contemporary houses. Well are well versed in the design of traditional properties, historic detailing and the importance of using vernacular materials.

This aesthetic and materials are found locally and are in keeping with the North Oxfordshire aesthetic. We have included examples of properties of a similar size and aesthetic with a 15 mile radius.

6.0 Amount and Scale

- 6.1 The existing house is a two storey three bedroom detached house. The existing dwelling has a gross external floor area of 107sqm. The proposed dwelling has a gross external floor area of 351.6 sqm. A direct comparison of the replacement dwelling to the existing dwelling clearly demonstrates that it is of a larger scale than the existing.

However, taking into account the orientation of the existing dwelling and the position of the curtilage, it is possible to extend the dwelling (within permitted development guidelines) to a footprint of 289.34 sqm. Refer to enclosed YA drawing no. 1759.021 to show the position of the extensions.

Careful thought has been given to the height of the dwelling and by repositioning the new house further down the site and further away from the public footpath, the ridge height also remains unchanged from the datum.

The current domestic curtilage can accommodate a larger house and the application also includes the removal of 792sqm of equestrian buildings.

7.0 Landscaping & Layout

- 7.1 The proposed location for the house is south of where it is at the moment, which allows the ridge height to be the same and therefore the impact lessened.

It is intended that you will arrive at the new dwelling with a separate service entrance for equestrian and service vehicles adjacent to the existing building converted to stabling. There is a turning forecourt with a drive through arch way.

At the moment, Muddle Barn Farm has a considerable amount of very large, conifer hedging which is not an appropriate feature in this area of North Oxfordshire.

As part of the proposed works, there is a wider proposal for a site wide soft and hard landscaping scheme, including structure planting, new driveway (main entrance remains unaltered), improved boundary treatments etc. Refer to Colvin & Moggridge's Landscape and Visual Impact Assessment (LVIA). The LVIA remains unaltered from the original proposal with the expressed agreement with Nathanael Stock, planning officer.

When the original application was submitted (for a larger house and outbuildings further down the site), Cherwell District Council's landscape officer did not object to the proposed larger scheme.

8 Sustainability

- 8.1 Our Clients are committed to a long term and sustainable dwelling. The replacement dwelling will be more energy efficient than the one it replaces and we aim to exceed Building Regulations in terms of U-values of building components.

It is also our Clients intention to explore heating via ground source or air source heat pump. We are seeking to achieve code 4 level with regard to the Code for Sustainable Homes target.

The amount of rainwater run off from the existing buildings and the concrete yards is significant due to the large roof and catchment areas. It causes site problems resulting in heavy rainwater discharge running down the existing shared drive. The proposal to demolish these buildings and to significantly reduce the amount of hardstandings will greatly improve the rainwater discharge and it's effect on the site and wider land drainage impact.

9.0 Ecology

- 9.1 The stables are large, open breeze block structures there are still being used as an equestrian centre. The original wildlife survey undertaken in July 2014 did not find any bat roosts but suggested precautionary measures.

This revised application includes an updated wildlife from Gloucestershire Wildlife Trust undertaken in July 2016. Bat surveys identified that the building on Site is being used as an occasional summer day roost by a bat, likely to be a male Pipistrelle. Small numbers of four different common bat species were recorded commuting and foraging in the garden and around the house in 2016: common pipistrelle, soprano pipistrelle, Myotis species and noctule. The levels of general activity on Site is in line with that recorded during emergence surveys in 2014.

A Low Impact Bat Class Licence will be obtained by a Registered Consultant once the necessary planning consents are in place.

Mitigation measures will be undertaken as per the Report to include, registration of the Site to Natural England and compensatory provision is in place prior to commencement of works and compensatory roost provision will be provided by incorporation of bat roosting opportunities in the new buildings, such as installation of bat tubes or boxes.

10.0 Access

- 10.1 Muddle Barn Farm is rurally located, but benefits from the usual range of village facilities locally. An excellent range of facilities are available including a church, chapel, Doctor's surgery, post office/shop and public house with restaurant.

Additional amenities can be found in nearby Hook Norton include a dentist, a library and Veterinary Surgery, a village store and three pubs. Centrally located between Banbury, Chipping Norton and Shipston-on-Stour, all with a good variety of shops and everyday amenities.

Conveniently located for the M40 motorway at junction 11 (Banbury) providing access to London, Oxford and the Midlands, as well as rail links to London Marylebone from Banbury in about 50 minutes and to London Paddington from Charlbury in about 60 minutes.

The original submitted scheme attracted objections from local residents and parish councils with regard to a perceived increase in traffic movement. This is not correct. The traffic movement to and from Muddle Barn Farm will be considerably reduced if permission is granted for one dwelling only, as opposed to a dwelling plus an equestrian centre. It should also be noted that this proposal does not include any changes to gates, piers or walls to the access off Colony road. Also, the highways officer did not have any objections to the original proposal for a larger house or the second application.