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A r c h i t e c t u r a l D e s i g n



PLANNING, DESIGN & ACCESS STATEMENT

Prepared for:

The Bothy, Brashfield House, Caversfield, Oxfordshire
OX27 8RE

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This planning statement should be read in conjunction with the application form and the following drawings:

MA-191018-20_EXISTING PLANS
MA-191018-21_EXISTING ELEVATIONS
MA-191018-22_PROPOSED BLOCK PLAN
MA-191018-23_SITE LOCATION PLAN
MA-191018-24_PLOT 1 PROPOSED PLANS
MA-191018-25_PLOT 1 PROPOSED ELEVATIONS
MA-191018-26_PLOT 2 PROPOSED PLANS
MA-191018-27_PLOT 2 PROPOSED ELEVATIONS
MA-191018-28 A_PROPOSED GARAGES
MA-191018-29_PROPOSED ROOF PLANS

1. Introduction - The Proposal

The proposal is to sub-divide the existing house in to 2no. 4 bed family dwellings. Small extensions are proposed together with upper floor additions to provide better layout connectivity and functionality over the existing narrow linear spaces. The new additions to the existing property will also enhance and re-balance the elevations to help them read as two separate dwelling houses.

With the loss of the existing double garage, separate timber frame garage buildings are proposed for each dwelling which have additional ancillary/garden storage spaces. The proposed garage buildings are positioned to avoid vehicles crossing the garden spaces, and thus ensuring safety for the occupants, but are also sited in logical positions to connect with the new shared vehicular access and to allow sufficient turning space.

The existing garden and drive-way is to be divided up between the newly formed dwellings to provide an abundance of outside amenity space and parking provision.

2. Property History

The Bothy is a large, 5 bed family dwelling, with a Gross Internal Area (incl. garage) of 4586sq/ft, located at the end of a long private driveway in the conservation area, near to the former RAF Bicester.

The property was originally stable's and pig styes before the current owners converted it to their family home in 1983. It was extended in 1992 with a two-storey element to add a new master bedroom, games room, workshop and double garage.



Fig.1: The Bothy as viewed from existing vehicular access

3. Current setting & Materials

The existing house sits on a substantially sized plot which enjoys a great deal of privacy due to its secluded and well screened location, largely due to the many established trees, hedge-rows and high stone boundary walls. The building is predominantly built of natural stone, with large panels of stained timber boarding to the 1999 two-storey addition.

Behind the rear North-west facing boundary is a car-park which serves a housing estate with predominantly terraced two storey brick houses which cannot be seen from the existing property mainly due to the tall established trees and hedging which provide excellent screening and privacy.



Fig. 2: Existing Rear of property (North-West Facing) with continuous 3.5m high dense Coniferous hedge-row

Approximately 46 metres from the South-East facing boundary lies Brashfield House which is a Grade II Listed Building, originally built to a Gothic-Revival style in 1871. The original building is now sub-divided into separate dwelling houses. To the North of Brashfield House lies The Coach House which is a large 2 storey house built from natural stone.



4. Cherwell Local Plan

Relevant saved local plan policy includes the following:

POLICY C30

“Design control will be exercised to ensure:

- i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
- ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
- iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.”

5. Design Rationale & Key design criteria

There will be no significant impact on the neighbouring amenity for the following reasons:

- The external walls to the new extensions will be built of natural stone to be in-keeping with the vernacular materials of the existing building and of the surrounding context.
- The fenestration to windows will follow similar lines with stone quoins or surrounds, although the windows themselves will be simplified with single horizontal glazing bars instead of the busy lead lattice which tends to cut out a great deal of natural light to the internal spaces.
- The form and proportions of the extensions have been sensitively designed to be sympathetic to both the existing building and the surrounding buildings with the introduction of gable ends to define the new frontages. Windows have been sized appropriately to suit the hierarchy of the elevations.
- As Plot 1 was originally two-storey, the additional elements have not exceeded the existing ridge height and therefore has no impact on the surrounding area.
- Plot 2 was all single storey originally, but a conscious effect was made to ensure the ridge height was as low as possible to accommodate the new first floor addition whilst maintaining acceptable design proportions to enhance and balance the appearance of the main elevation.
- Due to the many substantial trees and hedge-rows along the boundaries, together with the considerable distance away from neighbouring properties, the new first floor additions will not reduce privacy or natural light in any way. *(See Fig's 1, 2 & 3 for photos of existing views from the existing dormers of Plot 1 to demonstrate the distance and screening)*



Fig.4 – View towards Brashfield House from existing Dormer windows



Fig.5 – Eastern View towards The Coach House from existing dormer windows

Proposed Garages

The new garage buildings have been sensitively designed with deliberate low roof pitches and clad with natural oak boarding to provide a soft appearance intended to blend with the backdrop of the large trees along the South-Eastern boundary. Plot 1's garage is nearest the boundary and will stand at 2.6m away from the existing stone wall. With this garage building being approximately some 49 metres away from the face of Brashfield house, there will be no impact on the neighbouring amenity and further, new trees could be planted as shown on the Block Plan to ensure it is completely hidden from view.

New Shared Access

The new shared access is to be cut through the existing stone wall directly to the left of the existing access. The new access will not affect any of the neighbouring properties.



Fig.6: New shared access proposed through wall to left of existing shed shown pictured

Parking/Refuse

The design retains all current off-street parking within newly designed garages. Space for bins has been identified on the Block Plan, and refuse collection from both dwellings should remain the same.

Character and appearance

The proposal will not cause material harm to the character and appearance of the surrounding area and as such the proposal is considered fully in accordance with the relevant policies of the adopted local plan and the National Planning Policy Framework.

The existing building

6. Summary

The proposals are in-keeping with the character of the area and are of a design that is appropriate to its surroundings and is therefore fully in accordance with the national guidance and saved local planning policies

The proposed extensions to create the two dwellings are sympathetic to the local environment using natural vernacular materials, coupled with a sensitive design to preserve the history and aesthetic style of the wider context. The well-established trees along the boundaries will provide plenty of screening to protect privacy. The massing and overall scale of each dwelling will be much more comparable to many of the surrounding dwellings nearby, on similar sized plots, and they make good efficient use of the site.

Looking at the type, size and style of newly developed family homes offered up in the local area, this creation of two large family dwellings in this area is a unique opportunity which has the luxury/rarity of vast external space meaning very little or no impact to others. The offer of two family dwellings with plenty of charm and character in this locality will appeal to many looking for their long-term home.

Overall, the proposals will provide a well-proportioned and visually appealing enhancement to the surrounding context.