

Design and Access Statement For:

Two proposed dwellings with associated garaging, alterations to garaging and boundary wall to previously approved Barn. (18/01914/F) (18/01915LB)

The Chaff Place
High Street
Bodicote, Banbury
OX15 4BS

20/09/2019

The Site

The site comprises of a piece of land to the rear of a group of barns situated on the High Street in the Conservation Area of Bodicote. The complete plot including the land the barns sit on measures approximately 2,200 metres sq. The land has an existing vehicular access on to the High Street at the south western corner of the property.

The site has lacked a constructive purpose for many years, attempts have been made to maintain the site recently, notably the removal of an over mature block of Christmas trees approx. 500 metres Sq against the northern and eastern boundaries and the clearance of much general rubbish and removal of other stored materials.

What remains is a generally clear, flat plot of land containing areas of overgrown weeds, a mixture of stored building materials, a dilapidated garden shed, and also several caravans, one of which has planning for temporary use as a dwelling (19/00410/F) the other currently intended for use as a site office. The plot contains no significant trees.

A strong building line encloses this piece of land and with the gated access to the High Street the plot is wholly screened from public view. The boundaries of the site are clearly defined, with a mixture of timber close boarded fencing, wire fencing, hedging and stone walls.

This site has not had a constructive purpose for many years. Situated within this residential context we feel it would be ideally suited for residential development.

Proposal

It is proposed to construct two new dwellings (Plot 2, 3) on this piece of land along with the associated garaging, gravelled driveway and landscaping.

Planning permission has recently been approved for the conversion of the existing listed barns to the west of the site (Plot 1) into a dwelling; (18/01914/F) (18/01915LB), along with the construction of a large 4 bay garage on this piece of land to the east of the barns, this garaging originally being intended to support another existing neighbouring property in a previously approved application; (16/01369/F) (16/01370/LB).

This application seeks to reconfigure this approved garaging in a more sympathetic manner moving it further away from the curtilage of these listed barns and to construct a brick boundary wall around its associated gardens while also extending

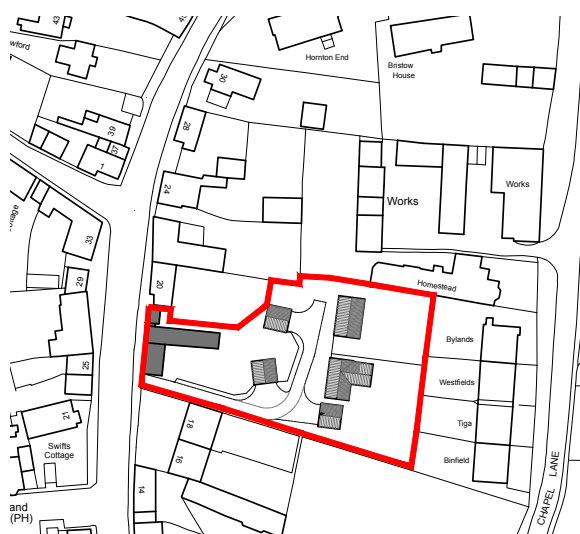
the gardens of the barn conversion east into this rear plot, giving suitable division between this dwelling, its associated garaging, and the proposed new dwellings. It is felt that this part of the proposal would be considered to be an enhancement to the listed building compared to what is currently planned in this area.

The scale of the proposed new dwellings and the density of the plots on the site will sit well in the context of the existing built environment in this area of the village as can be seen on the site plan below.

It is also proposed in this application to remove the low voltage over head power lines and supporting poles which run from east to west across the site to facilitate the position of plot 3. This in turn removing the visual pollution caused by these lines enhancing the street scene in this part of the conservation area.

While the current boundaries are well defined, much of them are in poor condition and in need of repair or replacement. It is proposed to mend damaged areas of existing stone wall within the site and to replace the dilapidated and overgrown mix of fence and hedge which makes up the eastern boundary. This along with the soft landscaping proposed on the plans would be a significant improvement on what is currently there.

A new gravelled driveway is proposed to facilitate access to the new properties. This in conjunction with the previously approved rebuilding of the south facing gable end of the barns at the site entrance would be regarded as a considerable improvement in this most visible part of the property where the highway meets the site access, which is currently in poor condition.



Site plan showing the proposals in context with the surrounding area.

Design and Scale

This site is within the Conservation Area of the village, therefore the proposal is for two dwellings of traditional size and proportion.

The designs have been carefully considered within their context. The use of a traditional narrower gable end and lower ceiling heights has been employed to more reflect those of the existing buildings around them, which will also minimise the ridge heights of the proposed buildings in consideration of the surrounding neighbours.

The proposed materials selected for construction are sympathetic for the area, using namely the local 'Hornton' stone to the walls, natural slate to the roofs and painted

timber double glazed windows and doors. Resulting in two proportionate, traditionally styled and high quality dwellings.

We feel the proposed design is compatible with the character and scale of the existing dwellings in this part of the village without being a pastiche of it.

They will be constructed using the latest insulating materials and methods of construction and will incorporate energy efficient forms of heating and lighting to conform to Part L of the Building Regulations. Roof rainwater will discharge into the a rainwater drainage system with some diverted into water butts for use in the gardens.

Access and Layout

Access onto site will be via the existing vehicular access from the High Street.

The new timber gates and posts approved as part of (16/01369/F) are proposed here to be permanently removed as well as the electricity pole near the entrance to further improve the flow of vehicular and pedestrian traffic into and out of the site.

Traffic speeds in this part of Bodicote are low, there is a wide footpath, the access has been used without incident to date. It is felt that the current access can accommodate the proposed dwellings, particularly when considering that the area can currently be used for agriculture, storage and workshop purposes, and it will be further improved by the proposals above.

The neighbouring properties to the south (No 16,18) have pedestrian access along the southern boundary to the rear gardens of their properties via this gated vehicular access. This has been considered in the design and it is felt that the above proposals would improve this facility they have.

Car parking facilities will comprise of double garages for each property with parking spaces to the front and turning areas will be adequate to allow vehicles to leave the site in a forward facing direction.

The proposed dwellings will sit in a large plot of land and will have a lower massing than the properties immediately around them, this layout being more sympathetic to the open nature of this site, the frontage of the proposed properties being approximately 50 metre back from the High Street.

The neighbouring properties have been considered in the orientation of the proposed dwellings, using blank gable ends to avoid overlooking and creating a positive interaction between them.

A strong building line encloses the proposed new dwellings within this plot which will on the whole screen the development from view therefore having little impact on the street scene itself and positive views enjoyed along the High Street.

The proposed layout of the new dwellings will also serve, on entering the site via the High Street, in screening the more modern brick terraced houses at the back of the plot, the design and material choices of the proposed being more in keeping with the surrounding part of the village.

Adequate bin spaces will be provided for each property positioned sympathetically to screen from view.

Summary

This site has been underused and on the whole neglected for many years. Due to the proximity of the surrounding residential properties and the further planned

development of the barns on site to residential, there is little alternative use for this large parcel of land which does not conflict with its residential setting.

The density of the proposed scheme is low, retaining the open nature of this site but adding the necessary value to look after it properly.

It is felt that the proposed scheme complies with policy and would be an improvement to this part of the village.

Kind regards,

Alex and Leila Watson