



The Old Vicarage - Image from Google Maps

Mr & Mrs Purewal

Proposed construction of 4 new dwellings to the side of the existing property.

**The Old Vicarage,
Fringford Road,
Caversfield,
OX27 8TH**

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Design and Access Statement

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Figure 1 - Site Plan (site boundary in red)



Figure 2 - The proposed development site - Image from Google Maps

1. Introduction

1.1 The Application

This application is for a proposal seeking to provide four new dwellings to a large area of land to the side of an existing property.

1.2 The Applicant

The applicant is Mr & Mrs Purewal.

1.3 Background

The existing property is a substantial Victorian six bedroom detached family home set within a very generous plot with gardens to the rear and the side. It has been extended and improved over time and has a triple garage and a large driveway.

1.4 Applicants Agent

This application has been produced by SC Architecture on behalf of Mr & Mrs Purewal.

1.5 Planning Consultations

A pre-application for the construction of four dwellings on land to the side of the existing property was sought before this application was created and submitted. Its reference number was: 19/00124/PREAPP

2. Context

2.1 The Requirement

The proposal seeks to provide three buildings housing four residential units to include two 3 bed dwellings with single garages, one 4 bed dwelling with single garage and one 4 bed dwelling with double garage.

2.2 Site Location

The application site is located at Fringford Road, Oxfordshire. The postcode of the site is OX27 8TH.

2.3 Site Description

The site is located on the western edge of the village of Caversfield, to the north of Bicester. The site lies on the existing semi-rural edge of the village. The property itself is of a cottage style with a stone and render finish and is one of a row of four properties. It fronts both Fringford Road and Aunt Ems Lane. The front and side garden are enclosed by both a dwarf wall and a short fence. There is parking on a large drive as well as a garage. The total site area is 2597m².

The house is finished in render and stone, with grey clay roof tiles. The building is finished with white UPVC doors and windows along with white soffits and fascias. Rainwater goods are of a black UPVC makeup. There are also stone external cills.



Figure 3 – Photos of and towards the existing property

2.4 Area Character

The property is set in Caversfield, which is a quiet village, with a mixture of types of residential properties including detached, semi-detached and terraced. All properties are set within good areas of garden and much of it is defined by the RAF Bicester conservation area.

Properties nearby the Old Vicarage are all of a larger size and make use of a range of material palettes with different colours of brick being used, alongside rendered masonry, with additional materials such as timber cladding and tile hanging. Most properties have clay plain or concrete interlocking roof tiles. Properties predominately look onto the road, with parking and a good-sized garden space to the front and rear.

2.5 Relevant Planning History

The most recent applications, along Fringford Road and the postcode area demonstrates the extent to which development has both varied in type and been greeted, some of the most recent applications are listed below:

13/01056/OUT – South Lodge, Fringford Road - Refused

Up to 200 residential units, access, amenity space and associated works including new village shop/hall.

13/00044/SO – South Lodge, Fringford Road

Screening Opinion – Proposed development for approximately 200 residential units.

13/00470/TPO – Aries, Fringford Road - Permitted

Corsican Pine – reduce crown on South-Easterly side of tree by approximately 10% - subject to TPO 4/86

07/02591/F – Unit 1 Home Farm, Caversfield – Permitted

Change of use from B1 to D1 office for physiotherapist

07/01451/F – The Gatehouse, South Lodge, Fringford Road – Permitted

Single-storey side extension

01/01782/F – South Lodge, Fringford Road – Permitted

Conservatory to rear of dwelling

The surrounding area has seen much large development and so precedent has been created for the provision of new dwellings. Most local examples of housing developments can be seen in the conservation area of RAF Bicester at the Garden quarter development, and examples on the B4100 along the newly created Charlotte Avenue.

Relevant planning history for the Old Vicarage site is as follows:

CHS.129/86 – Erection of a garage and workshop for car repairs – Refused

CHS.710/87 – Change of use of Drawing Room to taxi communications office (retrospective) – One year temporary consent granted

CHS.88/22 – Construction of new double garage and carport – Permitted



Figure 4 – Photos of local context

CHS.646/88 – Erection of two detached dwellinghouses & access (outline) – **Refused**

CHS.452/93 – Two storey extension and conversion of existing double garage and car port to provide for boarding house accommodation (4 bedrooms) - **Refused**

The currently proposed new dwellings will be completed to ensure compliance with Local Plan policies BSC 4 (Housing Mix) and ESD 3 (Sustainable Construction), through the provision of a mix of sizes and styles of homes to meet current and expected future requirement, whilst also incorporating sustainable design and construction technology.

2.6 Relevant Planning History

Relevant planning policy for the development are considered as follows:

Cherwell Local Plan 2011-2031 Part 1 (CLP 2031):

PSD1: Presumption in favour of sustainable development

Villages 1: Village Categorisation

Villages 2: Distributing Growth Across the Rural Areas

BSC 2: The effective and efficient use of land

ESD 1: Mitigating and adapting to climate change

ESD 3: Sustainable construction

ESD 6: Sustainable flood risk management

ESD 7: Sustainable drainage system (SuDS)

ESD 10: Protection and enhancement of biodiversity and the natural environment

ESD 13: Local landscape protection and enhancement

ESD 15: The character of the built and historic environment

‘Saved Policies’ of the Cherwell Local Plan 1996 (CLP 1996):

C8: Sporadic development in the open countryside

C28: Layout, design and external appearance of new development

C30: Design of new residential development

ENV1: Development likely to cause detrimental levels of pollution

H18: New dwellings in the countryside

Other Material Policy and Guidance:

National Planning Policy Framework (as amended 2019) NPPF

Planning Practice Guidance (PPG)

Cherwell District Council: Home extensions and alterations design guide (2007)

Cherwell Residential Design Guide Supplementary Planning Document (SPD) (July 2018)

Oxfordshire County Council’s Residential Street Design Guide (2015)

With these policies it was therefore considered in the pre-application feedback that the main issues relating to the proposal for development are as follows:

- Principle
- Residential Amenity
- Highway Safety
- Design and Impact on the Character of the Area
- Ecology and Biodiversity

These policy issues have been dealt with in the design and also via a planning statement produced by Atlas Planning Group which forms part of this application.

3. Survey / Investigation

3.1 Flood Risk

The Environment Agency flood risk maps were reviewed, and it was identified that the site does not lie within Flood Zones 2 or 3 and therefore no further flood risk assessment work has been undertaken (see figure 5)

3.2 Environmental

Following suggestions made in the pre-application a Phase 1 walkover ecological survey was conducted and this made the following observations and recommendations:

- There are no signs of any Badger setts on the site.
- Tree's and hedgerows on the boundary provide a suitable habitat for nesting birds.
- Hedgerows, semi-mature and mature trees provide good foraging habitat for bats.
- No plant species listed on *Schedules 8 or 9 of the Wildlife and Countryside Act 1981 (as amended)* were recorded on the site.
- Grassland on site is too short for reptiles.
- Heras fencing or similar should be used to protect the roots of the trees and bushes during construction.
- One European Protected Species (EPS) licence for Pipistrelles, Brown Long-eared Bats, and Barbastelle Bats is in place within 2km of the site.
- Two statutory designated sites lie within 5km of the proposed site:
 - Stratton Audley Quarries (SSSI) circa 1545m East
 - Bure Park (LNR) circa 1105m South-West
- Three ponds are located within 500m of the site.

Alongside the recommendation for a walkover survey it was suggested that the site should be seeking a net gain for biodiversity and an assessment of how this is planned to be achieved on site has been provided as part of this application. The proposals put forward include:

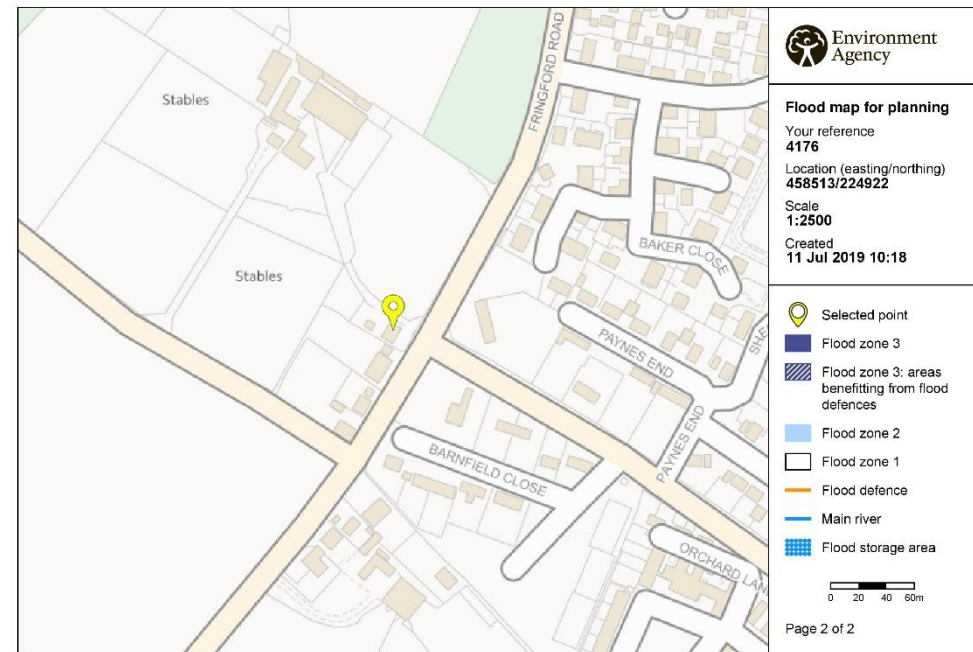


Figure 5 – Flood Map of Local Area

- Ensuring external lighting is not to be installed near to or directed onto any retained vegetation or any planting carried out following construction.
- Incorporating one Bat brick into the brickwork of each new dwelling.
- Enhancing the site for birds by providing five various bird boxes across the site.
- Maintaining and enhancing connectivity and habitat for bats.
- Enhancing the site for dormice (and other wildlife), done by ensuring any gaps in the existing hedge are filled with native woody species.

Further information can be found in the Ecological Appraisal Report produced by Hampshire Ecological Services Ltd and submitted as part of this application. Also submitted as part of this application is a landscape proposal, more details on this is available in section 4.5 of this document.

3.3 Transport / Utilities / Noise

The site has existing access off Aunt Ems Lane which will be maintained; this lane connects onto Fringford Road. From there, there is good access to the centre of Bicester. Car access to this village setting is important and has been addressed in the design. The size of the site dictates that plenty of parking arrangements can be made and as such driveways have been included for all dwellings as well as one dwelling having an integral garage. There are also direct bus routes to Bicester from outside of The Old Vicarage.

A lower density of development on site also helps to dictate a better relationship with regards to noise and with connection to local utilities. Placing this limit on dwellings will hopefully create a sustainable development which will serve the local needs and also delicately add to the Caversfield area.

Following standards set out in Oxfordshire County Council’s Residential Street Design Guide (2015) each property has been assigned with the following parking:

Plot	Bedrooms	Parking Spaces
Plot 1	- 3	2
Plot 2	- 3	2
Plot 3	- 4	3
Plot 4	- 4	4

Parking is provided to the front of the properties, matching in with properties in the local context. In order to eliminate the harshness of the driveways they have where possible been pushed together and some garden space has also been provided. Garages have been provided with the properties and the architecture and materials of these have been designed to be in keeping with the main house, and not be imposing on the main dwelling. Garages also play host to allotted cycle storage for each dwelling.

3.4 Contamination

The existing building is not believed to have any issues with regards contamination, nor the wider site itself.



Figure 6 – Proposed Site Plan (Colour)

The site itself however sits within an area of higher probability (10-30%) of natural occurring Radon Gas being above Action Levels. The development will need to address this in its technical design.

4. Proposals

4.1 Amount

The proposal is for the construction of the four new dwellings, site areas are listed below:

Total Site area	-	1884 m ²	
Plot 1 Site	-	293 m ²	(Dwelling: 55.8 m ²) (Garage: 21.8 m ²)
Plot 2 Site	-	273.6 m ²	(Dwelling: 55.8 m ²) (Garage: 21.8 m ²)
Plot 3 Site	-	442 m ²	(Dwelling: 72.5 m ²) (Garage: 21.8 m ²)
Plot 4 Site	-	547.35 m ²	(Dwelling: 72.5 m ²) (Garage: 42.2 m ²)

Local plan policy BSC 2 (The Effective and Efficient Use of Land – Brownfield Land and Housing Density) sets out that new housing should be provided on net developable areas at a density of at least 30 dwellings per hectare. The site at The Old Vicarage is set out to provide housing at a density of 21.23 dwellings per hectare, representing a built area of 19.3%. This lower rate is set so that the site provides a healthy relationship with its neighbours, local street scene and pattern, whilst also considering the adjacent conservation area and ensuring the site is not overdeveloped.

4.2 Layout

The redevelopment of the site provides an opportunity to supply a modest set of additional residential units. Access to the garage and residential unit at The Old Vicarage has been kept separate as existing. All the residential units are accessed off Aunt Ems Lane. A pathway has been continued past The Old Vicarage and up to the boundary of the proposed new development and this coincides with new driveways the road access for the development site.

Following the pre-application advice which raised concerns with the layout of and access to the proposed development, the semi-detached property which originally faced onto Aunt Ems Lane and sought to continue the pattern created by The Old Vicarage and turn the corner in a cohesive and natural manner, has been brought round creating a single access and ensuring it meets the requirements of Cherwell's planning documents.

The buildings were brought forward as much as possible to create large gardens to the rear whilst also providing appropriate parking and gardens to the front. This in accordance with: the Cherwell Residential Design guide SPD (2018) which states that a minimum distance of 22m back to back between properties is required; and also the Cherwell District Council Home Extensions and Alterations Design Guide (2007) which states that rear windows should normally be at least 22m from a window of a neighbours habitable room to prevent overshadowing. The proposed properties are at their nearest 25.9m away from the

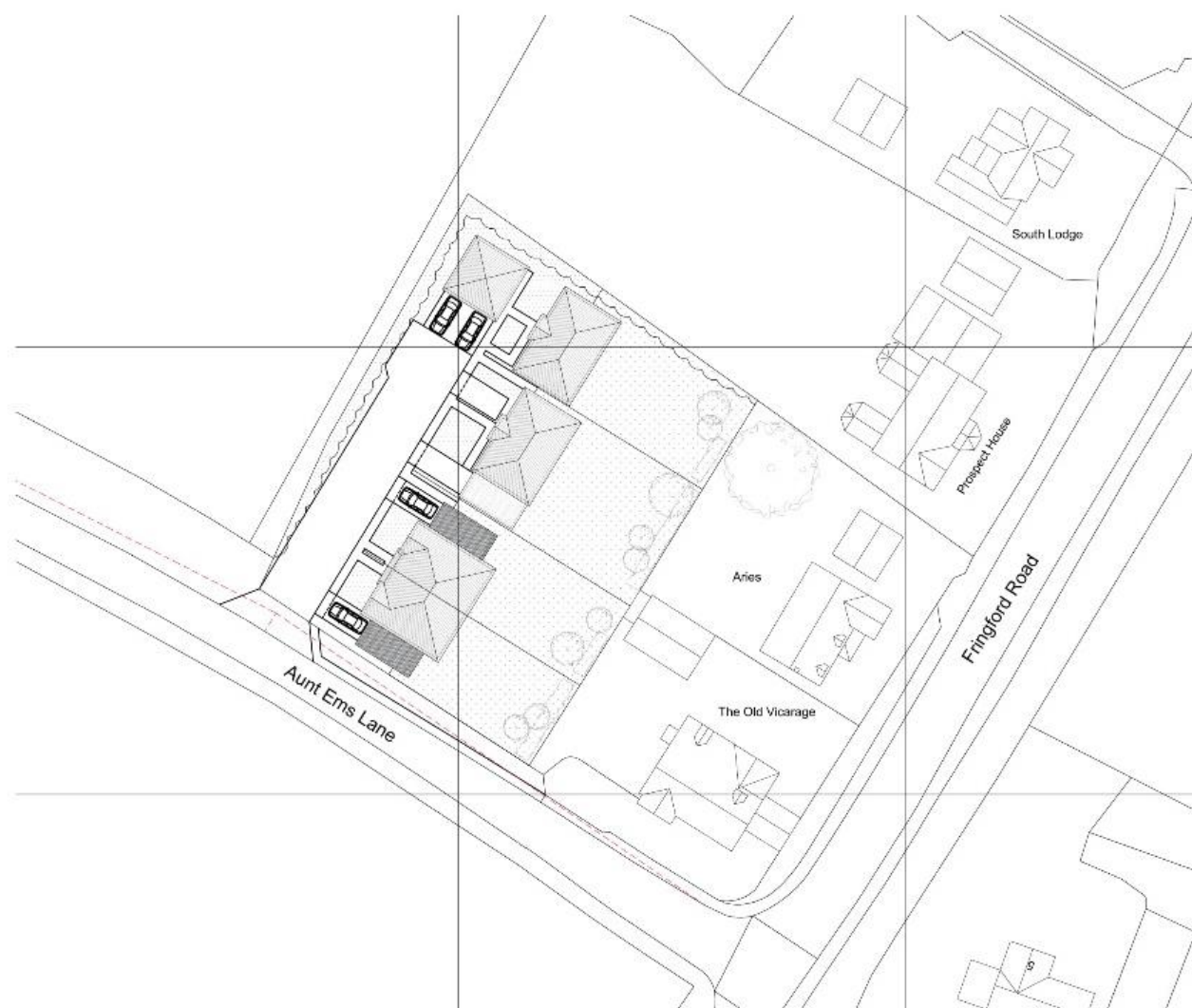


Figure 7 – Proposed Site Plan

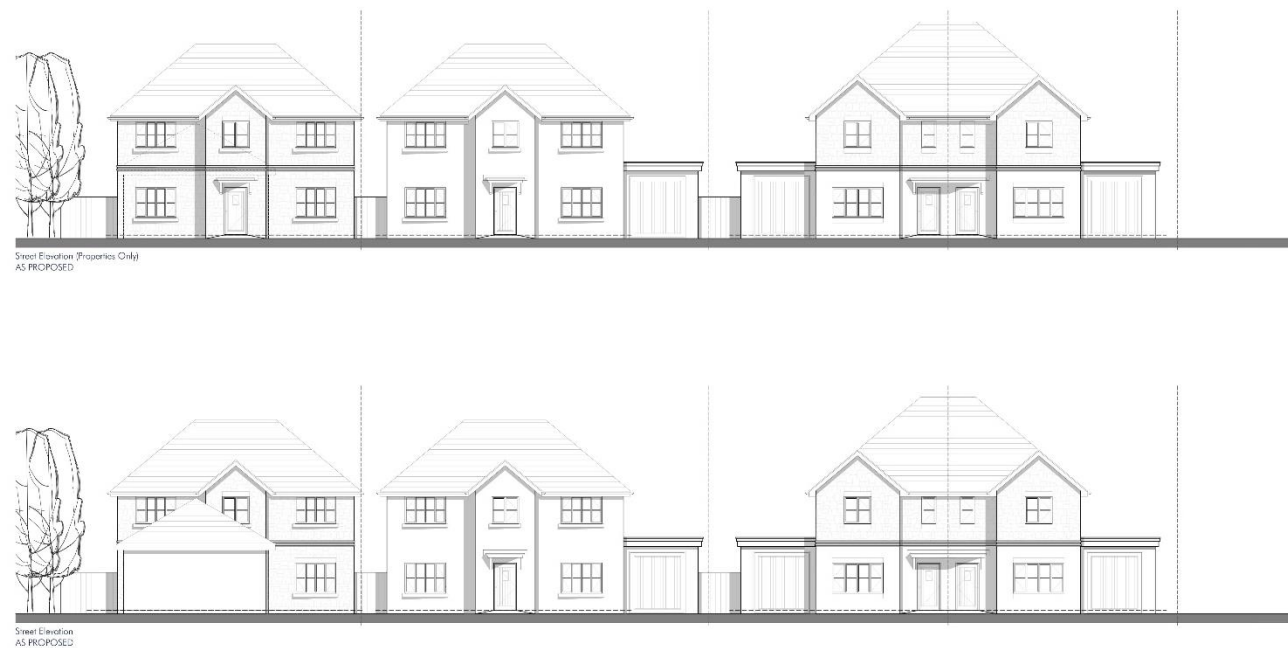


Figure 8 – Proposed street elevation within the site.

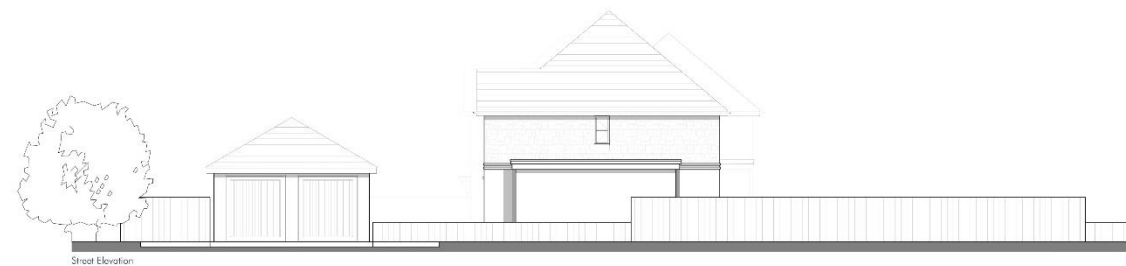


Figure 9 – Proposed street elevation from Aunt Ems Lane

properties running parallel in Fringford Road. A full list of the nearest nearest point from each plot is below:

Plot	-	Nearest Property:	Distance
Plot 1 & 2	-	The Old Vicarage:	25.9m
Plot 3	-	Aries:	30.6m
Plot 4	-	Prospect House:	26.9m

4.3 Scale

The new property has been designed to maximise the potential of the site whilst also being sympathetic to its context. In this vein the heights of the proposed properties were aimed as close to that of The Old Vicarage and its neighbours as possible. The roofs of each property have been hipped in order to lesser any elevational impact.

Planting has been provided to the rear of the properties to both replace what will be required to be removed and also to help reduce the impact of the new properties on those dwellings it sits parallel to.

4.4 Appearance

The proposal seeks to minimise any elevational impact to Aunt Ems Lane by providing a single row of buildings ensuring that the view along Aunt Ems Lane is not harmed by many properties being lined up along it. Furthermore, this layout should help to provide a more cohesive and natural setting, by creating better relationships on site and with those properties along Fringford Road.

Local character of the properties in the short residential area on Fringford Road is that of stone clad or rendered buildings with clay roof tiles presenting a cottage aesthetic, these are all detached properties; all are of two storeys and have garages either integral or detached. Away from the site but still in the local vicinity are properties which are constructed from brick and slate roof tiles. Nearest the site, The Old Vicarage has areas of stone cladding and render visible to both street scenes on Fringford Road and Aunt Ems Lane. Contrasting these two materials are face brick chimneys. The appearance of the new properties will continue the well-set scene on Fringford Road by using a similar material set, namely that of stone and white render. Please see figure 4 for photos of the local context.

The proposed properties have been given a more traditional look in order to ensure that it can adapt to its context in the most appropriate and easiest fashion. All properties are to be given the external aesthetic of either White Render or stonework in order to respond to the existing context also. Stone detailing has been introduced across the properties at either end of the site in order to break up and aesthetically enhance the elevations.

The proposed properties will have white UPVC windows & UPVC doors. Soffits and fascia's will be made in white UPVC. The roof will feature a blue plain clay roofing tile in order to best match the surroundings. As with the scale, the materials and characteristics of the proposed are designed and chosen to be sympathetic with the local context within the village of Caversfield.

4.5 Landscaping

To support this application and due to the advice received from the pre-application submission a landscaping scheme has been created and is detailed on drawing 4176-P-03. This helps to maximise the potential of the scheme blending into its context and help ensure that a net gain for biodiversity is achieved from the development. This sits alongside the Arboricultural Impact Assessment and Method Statement prepared by Ecourban Ltd.