

Mawles Farm

Design and access
statement

27th November 2019
Revision 02



IAN O'BRIEN STUDIO



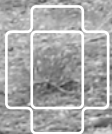
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01

Overview and
summary



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Introduction

1.0 Introduction
This Design Statement [the Report] accompanies the drawings made as part of the application for planning permission [the Submission] from Cherwell District Council [CDC] for the conversion of existing buildings at Mawles Farm [the Site] to create 2 dwelling houses. The Submission is made on behalf of Mr and Mrs Oliver Broom [the Applicants]. This Report presents an explanatory overview of the Site and the development proposals [the Proposals].

This report follows pre-application 19/00138/PREAPP with CDC and subsequent pre-application enquiry with Oxfordshire County Council Highways department. The resultant scheme has also been shown to the local Parish Council at Sibford Gower.

1.1 Purpose of report
This Report provides details of the Site and relevant background material to set the context for the development of the Proposals. The development of the design proposals is then explained in response to the physical, historic and policy context of the Site. The intention of the Report is to provide detail sufficient to demonstrate that the Proposals are a considered and suitable response to the brief in the context of the site, local setting and relevant planning policy and design guidance.

1.2 Report structure
The design and access statement is structured as follows:

Section 00 – Overview and Summary
An introduction to and overview of The Proposals, including summary data and relevant contextual information.

Section 01 – Site photographs
Photographs of the existing situation.

Section 02 - Site analysis
An analysis of the existing site and local character local constraints and opportunities across the whole site

Section 03 – The proposals
Explanation of the design proposals in response to the context. Consideration of site constraints and opportunities.

Overview and summary data

1.3 Summary description of The Proposals
The Proposal is for conversion of the existing stone and brick barn range to create one new dwelling house [Dwelling 1] and the conversion of the existing steel barn forming a second dwelling house [Dwelling 2].

External proposals include the reinstatement of the historic subdivision of the farmyard to create separate amenity spaces for the proposed houses and the reinstatement of the historic connection of the farm buildings to the adjacent terrace of cottage houses. Hard and soft landscaping is also proposed to provide off-street car parking and suitable residential amenity.

1.4 Use
The current uses is agricultural (Sui Generis). The proposed use is Class C3 - residential dwelling houses and ancillary accommodation.

1.5 Amount
The existing site areas and building footprints are:

- Application site = 2,105m²
- Existing barn range footprint = 352m²
- Existing steel barn footprint = 160m²
- Existing piggery footprint = 30m²
- Existing pool shed = 9m²
- Total building footprint = 551m²
- Existing open space = 1,554m²

The proposed footprints, including ancillary buildings, and amenity areas are tabulated below. Dwelling 1 is the stone barn conversion and piggery. Dwelling 2 is the steel pole barn conversion and ancillary accommodation in the north end of the stone barn range.

- Dwelling 1 bldg footprints = 161m²
- Dwelling 1 open space = 1,068m²
- Dwelling 2 bldg footprints = 349m²
- Dwelling 2 open space = 345m²

Internal floor areas of the proposed dwellings are:
Dwelling 1

- House = 275m²
- Ancillary = 37m²

Dwelling 2

- House = 276m²
- Ancillary = 33m²

1.6 Site and building layout
The historic maps for the Site show that Mawles Farm was sub-divided into 2 distinct yards from the 19th century onwards. The remains of the dividing wall - including a full-height portion - are visible on site running east to west between the piggery and the open sheds of the main barn range. It is proposed to reinstate this division to create the curtilage for the 2 new dwellings with separate vehicle access to each dwelling: one from Pound Lane and the other from Main Street.

Dwelling 1
The stone and brick barn ranges on the perimeter of the site, forming the west and south street elevations will be retained and converted for residential use. The accommodation will be mainly on one level. Upper level accommodation is limited to the tallest portions of the barns on the south-west corner to include first-floor bedrooms.

Dwelling 2
It is proposed to convert the existing 2 storey steel pole barn. The new dwelling will improve the connections with the steeply sloping site and offer improvements to the setting and landscape. The bedrooms are arranged at the lower ground floor level with the living spaces at the upper ground floor level to benefit from access to the residential garden on the east of the site.

1.7 Scale and materials
Dwelling 1
The converted barns will retain the existing scale and materials. Infills to open cart sheds will be in timber and glass. Replacement roof coverings will be slate tiles and corrugated metal to match existing.

Dwelling 2
It is proposed to convert the existing steel pole barn, using natural stone (to match the colouring of the existing barn range facing the yard) and vertical timber cladding to provide a complement to the main stone barn range while retaining the agricultural character of the Site. The building scale will remain as existing.

Context

1.8 Location and settlement pattern
Sibford Gower is part of a wider group of adjacent settlements including Burdrop and Sibford Ferris. Sibford Gower is the largest of the three settlements and runs contiguous with Burdrop on the northerly slopes of the picturesque Sib Valley within the “Ironstone Hills and Valleys” landscape character area to the south and west of Banbury (see fig. 1).

The village grew up around the local farming community with the main early building clusters situated on Main Street to the west of the crossroads which now forms the heart of the village. The Site is shown in figure 2 opposite.

The crossroads between Main Street running east/west and Pound Lane/Colony Road running north/south is the most strongly defined part of Sibford Gower with the existing stone barns on the application Site forming an important part of this building grouping wherein near continuous frontages define the streets.

1.9 Use and condition
Mawles Farm provides important evidence of the role agriculture and farming played in the development of Sibford Gower. However, the site has fallen out of use as a working farm since the death of the former owner and a viable use needs to be found to secure the long term future of the buildings, some of which are in need of immediate repair to avoid further deterioration of the structure and fabric.



Fig 1. Wider context aerial photograph

1.10 Planning constraints
The Site lies within the village settlement boundary and the Sibford Gower and Burdrop Conservation Area (SGBCA). The perimeter barns are undesignated heritage assets. The Site is also within the Sibford Gower Historic Village Core and is therefore considered of potential archaeological interest. The significance of the heritage assets and the impact of the proposals on the assets and the surrounding conservation area and nearby listed buildings are considered in a separate report.

1.11 Planning history
The published planning history for the Site is shown in the Table 1 below.

Table 1. Site planning history		
REF	DESCRIPTION	STATUS + COMMENTS
19/00138/PREAPP	Creation of 2 dwellings through conversion of stone barns and replacement of steel barn	Potential for 2 dwellings on site accepted, proposed detail design of dwelling replacing steel barn not accepted.
18/00137/PREAPP	Demolition of buildings and conversion of barns to residential	Report dated 27/06/2018. Support to the principle of conversion, subject to design proposal
96/00904/F 96/01167/CAC	Demolition and replacement of existing outbuildings	Permitted 04/10/1996.
96/01093/F	Swimming pool in existing garden.	Permitted 19/08/1996



Fig 2. Existing site shown on aerial photograph

1.12 Pre-application enquiry

There have been 2 pre-application enquiries relating to the conversion of the Site to residential use. The most recent pre-application - 19/00138/PREAPP - was carried out by the Applicants for this planning Submission. The pre-application proposal was for conversion of the stone barns to create one dwelling with an additional, new-build dwelling to replace the steel barn, but with a larger footprint and situated further north on the Site (fig. 3).

The case officer's summary concluded that there was potential for the Site to be redeveloped for conversion of existing buildings with a second, new-build dwelling. However, the proposed new dwelling was not considered acceptable for reasons of its siting, layout and scale (for reasons of potential negative impact of a larger structure on the setting of the stone barns). The revised proposals, brought forward in this application are for the conversion of the steel barn and the stone barns to create the 2 dwellings. The conversion of the steel barn retains the

status quo on site and addresses the concerns about the increase in scale and change in the relationship of building masses on site. Figures 3 and 4 below compare the pre-app site plan and revised proposals.

As part of the pre-application consultation, Oxfordshire County Council Highways department raised concern in relation to the safe design of the vehicle access point from Main Street. Further technical design was therefore carried out with the assistance of a transport planner and a follow-up enquiry was submitted to OCC. The highways department subsequently agreed with the proposals and stated that they would raise no objections should we bring forward a planning application containing those proposals. The Access Appraisal prepared by David Tucker Associates contains the detailed assessment.

The following table provides a summary of the technical and case officer comments with a description of the design development response brought forward in this Submission.



Fig 3. Pre-application site plan

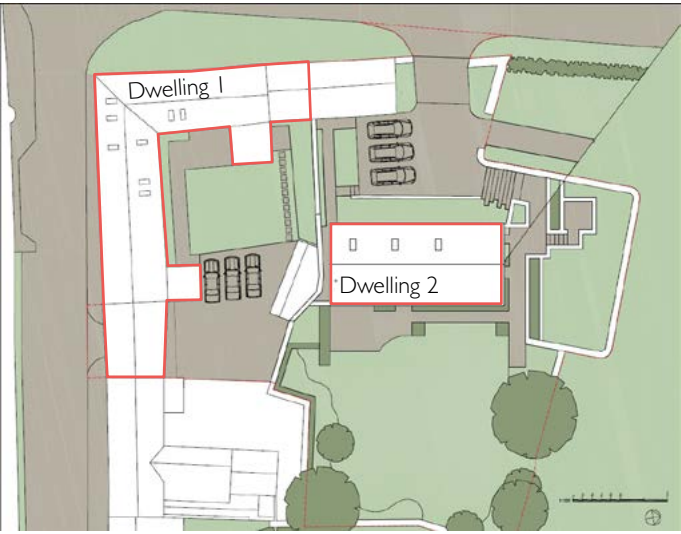


Fig 4. Revised site plan

Table 2. Pre-app comments and design development response

Pre-application technical assessment comments	Design development response summary
<p><u>Design and Conservation</u></p> <p>Acceptance that there is a public benefit to having the buildings in use. No objection in principle to the conversion of the existing buildings to residential.</p> <p>Concerns with the additional unit and how it relates to the existing non designated heritage assets (the stone barns on Pound Lane and Main Street). Proposed design, scale and massing considered inappropriate for the site.</p> <p>Key concern is that the character of the farmyard is retained</p> <p>Some concern with the detail of the subdivision of the yard.</p> <p>Level of harm judged to be less than substantial to the character and appearance of the Conservation Area.</p> <p><u>Ecology</u></p> <p>The full application should include a Phase I ecological survey including a check for bats and nesting birds.</p> <p>The development proposals for buildings and garden should aim to achieve a net gain in biodiversity.</p>	<p><u>Design and Conservation</u></p> <p>Proposal is for the conversion of the existing brick and stone barns and the modern pole barn to residential use.</p> <p>The new-build dwelling further north on the site has been removed from the proposal. It is proposed instead to create the second dwelling through a conversion of the existing steel barn. The new accommodation shall thereby sit wholly within the existing scale and massing on the site.</p> <p>The existing stone and brick barns are retained along with the piggery. Blocked up existing openings are brought back into use and no new window openings are proposed to the street. Stone and brick walling is retained or introduced to match existing. Roofing is slate and corrugated metal to match existing. For the steel barn, external cladding is proposed as natural stone on the base to match the barns. Timber cladding on the upper level references the existing barn cladding in a typical ventilated timber screen pattern common on agricultural buildings of this age.</p> <p>A good portion of the drystone sub-dividing wall still stands on the site to mark the historic subdivision of the yards. It is visible to its full-height adjacent to the open cart shed. The opposing stone wall adjacent to the piggery shows signs of alteration to include brick infilling to the lower portion, suggesting an earlier continuity of line. The design proposal is to match the detail and height of the existing fragment next to the cart shed. Elevation detail of the wall is included in the application.</p> <p>Comments welcomed. Detailed design has been developed to: restore the barns to good order; reinstate lost historic features of the buildings and site layout; and enhance the setting through improvements to the landscape and steel barn.</p> <p><u>Ecology</u></p> <p>A Phase I ecological survey is included in the Submission. The survey report includes ecological mitigation measures for bats, swallows, badgers and newts.</p> <p>The ecological mitigation strategy and landscape design includes enhanced provision for badgers and bats, re-provision for swallows and new habitats for hedgehogs and invertebrates to achieve a net gain in biodiversity.</p>

Table 2 continued

Pre-application technical assessment comments	Design development response summary
<p><u>Environmental protection</u></p> <p>The proposed change of use to a more sensitive use class (residential) will require full contaminated land conditions to apply to any permission granted.</p>	<p><u>Environmental protection</u></p> <p>The Submission is accompanied by a Phase I Contamination Report including testing methodology and requirements for any further surveys.</p>
<p><u>Local highways authority</u></p> <p>OCC raised concerns about the safety of the proposed vehicle access on Main Street.</p>	<p><u>Local highways authority</u></p> <p>Detailed technical studies were carried out to prove visibility for pedestrians and drivers and OCC were consulted in a further formal enquiry. OCC accepted the revised proposals which are brought forward in this Submission.</p>
<p><u>County archaeology</u></p> <p>The proposals don't have any invasive impact on any known archaeological sites or features. No archaeological constraints.</p>	<p><u>County archaeology</u></p> <p>No archeological survey or report required.</p>
<p><u>Principle of development</u></p> <p>Sibford Gower is recognised as a Category A village. Residential development is assessed against Policy Villages I in the CLP 2013. Within Category A villages, residential development is restricted to minor development, infilling and conversions. The site is within the built-up limits of the village. The principle of converting the barns to residential use is sustainable development. There is concern, however with the new build dwelling that it would not be sympathetic in the village context and therefore contrary to the detail of Policy Villages I.</p>	<p><u>Principle of development</u></p> <p>The new-build dwelling further north on the site has been removed from the proposal. It is proposed instead to create the second dwelling through a conversion of the existing steel barn. The new accommodation shall thereby sit wholly within the existing scale and massing on the site. The conversion will include materials more sympathetic to the context while keeping the agricultural character and improving the landscape and setting to accord with the detail of Policy Villages I.</p>
<p><u>Design and impact on the area character and assets</u></p> <p>There is potential for an element of new build residential development. However, the new build element of the current submission has potential detrimental effects on the on the character and appearance of the farmyard and the conservation area.</p>	<p><u>Design and impact on the area character and assets</u></p> <p>As above, the new build element has been removed from the proposals.</p>
<p><u>Residential amenity</u></p> <p>Retained Policy C30 of the CLP 1996 requires that a development must provide standards of amenity and privacy acceptable to the LPA. Policy ESD15 of the CLP 2031 echoes those provisions. Concerns raised about privacy and overlooking from the new build dwelling and the conversion due to a glazed southern gable and terrace at higher level.</p>	<p><u>Residential amenity</u></p> <p>The new build element has been deleted from the Proposals along with the southern facing terrace and glazed upper ground floor gable. It is now proposed to convert the existing steel barn. The retained piggery and its roof screens the southern gable almost completely. Notwithstanding this, the screened gable is also blank. There are no windows, so no possibility of overlooking.</p>

Table 2 continued

Pre-application technical assessment comments	Design development response summary
<p><u>Highway safety</u></p> <p>Any future planning application would need to include provision for safe vehicular access to and from the site, and to establish that the proposals would not result in any detrimental impact on the safety and convenience of highway users. Parking provision and appropriate manoeuvring within the site (constructed using materials acceptable to the LHA) would also need to be demonstrated within a future application's supporting documentation.</p>	<p><u>Highway safety</u></p> <p>The Submission is accompanied by an Access Appraisal prepared by David Tucker Associates [DTA] which contains the detailed assessment demonstrating design for safe vehicular access. After the pre-app with CDC, further technical design was carried out with the assistance of DTA and a formal enquiry was submitted to OCC to assess the revised proposals. The highways department subsequently agreed with the proposals and stated that they would raise no objections should we bring forward a planning application containing those proposals.</p>
<p><u>Summary conclusion</u></p> <p>There is potential for the site to be re-developed for conversion of existing buildings to a single residential dwelling with an additional new-build residential dwelling. However, the pre-application scheme submitted, by virtue of the siting, scale, layout and design of the new build dwelling would not be considered favourably.</p>	<p><u>Summary conclusion</u></p> <p>The revised scheme has eschewed the larger new build dwelling in favour of a conversion of the existing steel barn in order to address the concerns associated with a change in scale and layout of the site. Enhancements to the site through high quality design, complementary materials appropriate to the agricultural setting, a sympathetic landscape design and an increase in biodiversity will improve the setting of the undesignated heritage assets. This is notwithstanding the fact that steel barn is only visible from the streetscape directly opposite the entrance on Pound Lane. Figures 5 to 7 below show the existing Pound Lane elevation compared to the pre-app scheme and the revised proposal</p>



Fig 5. Existing elevation to Pound Lane



Fig 6. Pre-application elevation to Pound Lane



Fig 7. Proposed elevation to Pound Lane