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## DESIGN & ACCESS STATEMENT

backing

### **A FULL PLANNING APPLICATION**

For

### **PROPOSED CONVERSION OF EXISTING OUTBUILDINGS INTO 2 NEW RESIDENTIAL UNITS.**

at

### **OUTBUILDINGS ADJACENT TO THE KENNELS, BICESTER ROAD, STRATTON AUDLEY, BICESTER, OX27 9BT.**

prepared on behalf of  
The Bicester Hunt and Whaddon Chase

by  
William Green Architects Ltd.

Dated

04 March 2020

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## **1. Introduction**

- 1.1 This Design and Access Statement describes the proposal, the subject of this full planning application, for the conversion of existing outbuildings into 2 new residential units at the land adjacent to The Kennels, Bicester Road, Stratton Audley, Bicester, OX27 9BT.
- 1.2 The Design and Access Statement has been written in accordance with Cades publication 'Design and Access Statements - How to write, read and use them'.
- 1.3 The site is located on the outskirts of Stratton Audley to the South-West on the main approach road from Bicester.
- 1.4 The area immediately surrounding the site comprises of fields to the East, South and West and a variety of buildings to the North.
- 1.5 The buildings surrounding it to the North were primarily stables but have since been converted to residential units with a large courtyard forming the parking to these units.
- 1.6 The proposal is looking at converting the two buildings that form a little cluster to the south-east of the residential units.
- 1.7 The larger building is the stables connected to the Bothy House (noted as Plot 1). The smaller building is the detached stables to the South-West (noted as Plot 2). Both buildings are currently vacant.

## **2. Planning history and Involvement with the Council**

- 2.1 An application, similar to the one being submitted here, was approved under reference 10/00631/F. The application looked to convert Plot 1 into a 3-bedroom residential unit and Plot 2 into garages. This application has since expired.
- 2.2 A more recent planning application reference no. 19/01312/F was made but was withdrawn. The application looked to create 3 no. dwelling in total.
- 2.3 The current application is followed by pre-app 19/02308/PREAPP. The design of the proposal follows the advice given in the pre-app:
- The buildings are converted without major rebuilding or extension and without inappropriate alteration to its form and character;
  - The proposal is in keeping with the character of the area and does not cause harm to the character of the countryside or the immediate setting of the building;

- The proposal does not harm the special character and interest of a building of architectural or historic significance;

### **3. Use**

- 3.1 The existing stables and barns are currently vacant
- 3.2 This application seeks to change the use to residential C3 dwelling houses.

### **4. Assessment**

- 4.1 Whilst the buildings are in a relatively poor state of repair, due to them being vacant for a number of years, they do have a positive impact on the surrounding site.
- 4.2 Plot 1 is in better condition than plot 2 and also carries a greater hierarchy over the two buildings. Detailing in the lintels, doors, eaves and windows all help to contribute to this.
- 4.3 Plot 2 is much more basic in its appearance with simple openings and minimal detailing. This reflects its position as secondary building to Plot 1 and the others surrounding the plot 2.
- 4.4 The site is well suited for conversion as noted by the other developed buildings and good links to surrounding towns.

### **5. Layout**

- 5.1 The proposal seeks to create one 3-bedroom property and one 2-bedroom property.

### **6. Scale**

- 6.1 The proposal looks to work with the existing buildings with new extensions that are respectful of the existing.
- 6.2 The proposal has made reductions on the proposed scale of the withdrawn application and pre application. These reductions have lessened the amount of demolition to the existing whilst also minimising the amount of extension to the development.
- 6.3 The scale length of the rear extension to plot 1 has been reduced in comparison to the previously approved planning application.
- 6.4 Whilst the proposal has provided some increase in scale to the development as a whole the end result still sits well in the site and does not appear out of context or overly large in terms of the conservation area. It is also in our opinion that the additions will

not cause undue harm to the buildings character, integrity or when viewed from the public realm.

## **7. Landscape**

- 7.1 Landscaping has been considered to be respectful to the existing site and surrounding.
- 7.2 The courtyard area between the two plots will form the significant amenity space for the two properties. This garden space and will break up the existing hardstanding into a greater mix of soft landscaping and terrace areas.
- 7.3 In addition to this the existing barn at the rear of gardens will also provide additional quality storage/amenity space to both properties.

## **8. Appearance**

- 8.1 The principal concern of the clients was for the existing character and appearance of the buildings to not be lost. As such the proposal looks to be respectful of the existing and surrounding context.
- 8.2 Like for like materials will be used throughout such as coursed brickwork, plain clay tiles, slate tiles, painted timber windows and doors.
- 8.3 The front elevation to Plot 1 looks to minimise the impact the proposed changes has on it. Window openings that cut through the proposed internal floor space be blocked up to create dummy windows. The stable doors and top lights opening have been retained with the new alterations looking to reflect the existing appearance of them.
- 8.4 Dormers have been positioned to the rear of the plot 1 & 2 to further help to retain the existing appearance of the front elevation.
- 8.5 Plot 2 look to work with the hierarchy and is simpler in appearance.
- 8.6 Little flourishes such as the gable windows to plot 1 help to elevate the living spaces to the occupants whilst minimising privacy issues.
- 8.7 We believe that the proposal as put forward would have a positive effect in enhancing the existing buildings visual appearance and contribution to the conservation area.

## **9. Access**

9.1 The principal access looks to follow from the previous planning application. This looks to revise the access arrangement to the rear of the building around the western side of the site so access can be obtained to the rear.

9.2 Parking bay would also be formed within this vicinity to allow for sufficient parking and manoeuvring space to the Plots.

## **10. Conclusion**

10.1 We believe that this proposal clearly demonstrates a well-considered and thought-out scheme that we feel should be looked upon favourably.