

DIGI·DESIGN·CO
Architecture Ltd

Design and Access Statement

Temple Mill, Sibford Ferris, Banbury, Oxon. OX15 5DA

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PART 1: INTRODUCTION

Digi Design Co Architecture Ltd was appointed by the client in January 2018 to look at a proposal for replacement of an existing dilapidated lean to canopy and stone built car port to Temple Mill, with a new carport and workshop. The intention was to come up with a sensitive approach to sit alongside the Grade II listed building, and to retain the existing character and vernacular, while also closely considering the councils feedback including recommendations from the conservation officer and recent pre-application advice.

PART 2: ASSESSMENT (SITE CONSTRAINTS & OPPORTUNITIES)

Site Description

The application site is located to the north east of the town of Sibford Ferris in the county of Oxfordshire, along Woodway Road. The site has no closely neighboring properties and sits as a standalone site within the surrounding farming land.

The original historic water powered stone mill sits within a group of agricultural buildings which serves as a working farm. The site and Mill, which is a Grade II listed property, has been in the Sabin family for over two centuries. The Mill dates back to 1830 and was run as a working mill until around 1960s when the Sabin family moved into livestock farming. A brick extension to the left was thought to be built in the 19th century and would have housed and enclosed the wheel.

The lean to open shed extension to which the application relates was can be seen on a 1922 map of the property and a historical 1974 map shows the existing stone garage which was believed to be built by Mr Sabin's Father or Grandfather. The lean to extension on the gable and garage building are in a very poor state. Their structure is deteriorating beyond repair and not suitable for use any longer.

Towards the gable end of the lean to shed there is an original brick staircase and brick furnace, which is thought to be part of the historic mill.

The Mill itself has been Grade II listed since 2003 but the lean to shed and the garage are not included in this listing.

Photographs of the lean to and stone garage



Photo 1: South elevation of the lean to and garage



Photo 2: West elevation of the stone garage



Photo 3: The rooves of the lean to and garage



Photo 4: the delapidated furnace to the back of the lean to car port



Photo 5: the delapidated brick steps



Photo 6: the delapidated lean to structure

Photographs of Temple Mill



Photo 7: the front façade of Temple Mill



Photo 8: the rear of Temple Mill



Photo 9: rear of Temple Mill looking towards the land to the back of the lean to and garage

Proposal Summary

Application for the demolition of existing lean to and stone garage and erection of a new stone and oak framed carport and workshop, with integral mezzanine.

- To demolish to lean to canopy
- To demolish to stone built carport
- To construct a new car port and workshop (using stone from the existing garage and a new oak framed structure)
- Retention of the existing furnace and brick staircase

Cherwell District Council Guidance Notes and SPD's

Careful consideration has been given to the design of the proposal, and due consideration has been given to the following documents during the design phase to help inform the design process and decision making:-

- Cherwell Local Plan 2011-2031 (Part 1)
- Cherwell Local Plan 1996 Saved polices (CLP 1996)
- National Planning Policy Framework (NPPF)

CDC Local Plan 2011-2031 (part 1)

Due consideration has been given to the following policies from the CDC Local Plan:

Policy ESD31 – Impact on the Heritage Asset - seeks to conserve, sustain and enhance the designated and non-designated heritage assets and development proposals should include information sufficient to assess the potential impact of the proposal on their significance. This also reflects advice and guidance contained within the National Planning Framework.

The proposals are to provide high quality design which enhances the historic site, sustains an existing part of the site which is becoming further into disuse in a way that compliments rather than copies the existing Mill buildings.

Policy ESD15 – Residential Amenity – requires new developments to consider the amenity of both existing and future occupants, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.

The proposal seeks to provide additional space for parking and storage for the existing dwelling on a part of the site that is currently becoming dilapidated, improving the amenity to the property for the current and future residents of the Mill. As there are no direct neighbors to the site, the proposals will not affect the amenity of any other properties.

Cherwell Local Plan 1996 Saved policies (CLP 1996)

Policy C18 – Impact on the Heritage Asset – states that in determining applications for listed building consent the Council will have special regard to the desirability of preserving the building or its setting or any features of special historic interest. The Council will normally only approve internal and external alterations which are minor and sympathetic to the architectural and historic character of the building.

The intention with the proposal is to retain the key features of the site, including those of significant historic value such as the brick stairs and furnace. The existing sheds are in disrepair and will continue to decline with time, therefore the proposals look to improve and enhance the visual appearance of the area around the Mill.

Policies C28 + C30 – require the appearance of developments to be sympathetic to the character of its context as well as compatible with the existing dwelling.

The materials and overall design of the proposal are in keeping with the surrounding area and will visually sit well in the local agricultural context. The proposed carport and workshop structure have been designed with local vernacular in mind.

National Planning Policy Framework

The NPPF talks in favour of sustainable development, supporting the approval of development proposals that accord with the development plan without delay (paragraph 14). Paragraphs 186 and 187 deal with decision taking and state that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure development that improve the economic, social and environmental conditions of the area.

Planning History

There have been 2 previous recent/relevant planning applications for this site:

15/00728/F	Demolition of existing garages and store and erection of replacement, oak framed garage - April 2015.
15/00816/LB	Demolition of existing garages and store and erection of replacement, oak framed garage – July 2017.
18/00032/PREAPP	Pre-Application Enquiry – Demolition of existing lean to canopy and stone built carport to be replaced with oak framed workshop + two bay carport with integral mezzanine over for further workshop area – March 2018.

The two applications, 15/00728/F + 15/00816/LB, were withdrawn and guidance from the planning authority given. These have been taken into consideration with the new proposals, along with the guidance given by the planning officer in the more recent Pre-Application.

Site Analysis

The key points identified are:

- The existing stone walls which enclose the garage space is not suitable for the new use, but its stone is suitable for reuse
- The existing structures sit in a good position to provide parking for the mill
- The existing site layout affords good access to the garages from the existing hard standing and road
- The buildings are directly visible from the road
- The site constraints include its proximity to the other buildings on the site and the buildup of land around
- The position of the existing structures and its connection to the listed original mill building

PART 3: EVALUATION (DESIGN & ACCESS PRINCIPLES)

The key concepts to this development are:

- To demolish the existing lean to roof and garage structure
- To carefully demolish the existing stone garage walls and retain the stone for reuse in the new structure
- To construct a new structure that sits well and is in keeping with the site and its surrounding areas
- To construct a new stone and oak framed structure to accommodate a car port with parking for 2 cars and an enclosed workshop, with mezzanine floor above
- To restore and retain the existing furnace and brick steps within the new structure
- To allow for the drainage of the surface water to the rear of the new carport and workshop

PART 4: PROPOSAL DESIGN & ACCESS SOLUTION

Siting, Form and Massing

The form of the proposal is for one 9m long by 6m wide structure which is angled away from the main building, reflecting the shape and footprint of the existing buildings on the site. A step in the ground level and roof between the garage and the workshop allows for a break in the large roof massing. This allows the new structure to not be too dominant and gives it a softer, more in keeping, proportion to what already exists on the site. While also reflecting, and giving a nod to, what was there before.

Materials (walls/roof/windows)

The aesthetic of the proposed garage and workshop structure is to be in keeping with the existing character of the site. The proposed structure would continue the agricultural setting of the local area and would sit seamlessly within the existing setting.

Walls: It is proposed that the north and west external walls of the garage and workshop will be rebuilt in the existing stone, with any new stone needed in the construction of these walls to match as closely as possible. All other walls to the proposed structure will be an oak frame with oak boards/paneling infills. All internal walls will be plastered and painted.

Roof: In keeping with conservation area guidance, it is proposed to use slate roofing tiles to the new structure to match the existing mill building.

Windows: There is only one new window to the new structure, within the gable end and facing west. It will be a flush casement window in white to match the existing property.

Rooflights within the new roof will allow light into the mezzanine floor. They will be conservation rooflights and be set within the rafters so not project forward of the roofline.

Landscape and Amenities

The surface water to the rear has been addressed with the addition of a 300mm wide pea gravel strip around rear and end of garage with french drain to soakaway.

The proposals do not impact local amenities.

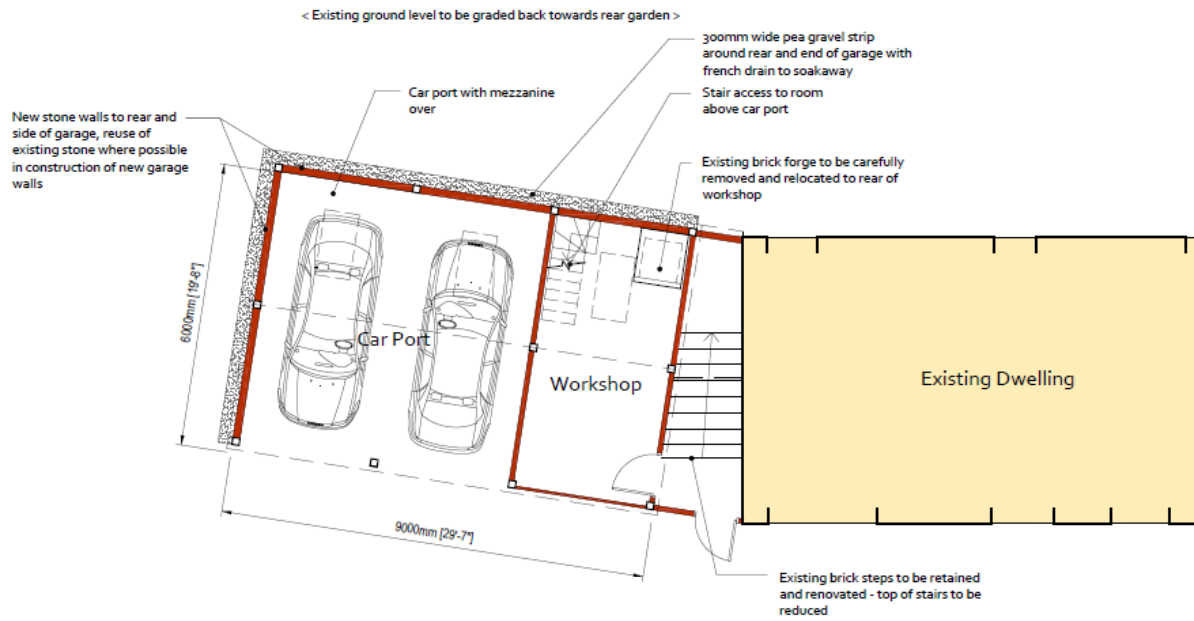


Photo 10: site proposed site plan showing the area of gravel drainage around the rear and side of the garage.

Access

Lifetime Home Standards do not apply to these proposals.

PART 5: CONCLUSION

- The proposal has been informed by an assessment of the wider context of the surrounding areas, with due consideration to Cherwell District Council Local Planning policies.
- The design allows an appropriate reuse of the existing area already used as storage and parking but within new and more appropriate structures.
- The proposed development represents an opportunity for the improvement and enhancement of the area surrounding the Grade II listed Mill at Temple Mill.
- The proposals seek to sensitively retain its original features, the brick stair and furnace, in a way that allows the new structure to be fit for purpose.
- The scheme would not be harmful to the amenity of any neighboring properties.