

# Detailed Proposal for Approved Outline Scheme

Crockwell House Farm, Great Bourton

## Design & Access Statement

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## Prepared for:

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## 1.0 Introduction

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### 1.1 The Proposal

The application seeks approval for detailed planning consent for a development on an existing brownfield site, with outline planning consent (Application No. 16/00609/OUT). The development is for two 4 bedroom homes.

### 1.2 Document Aims

This statement describes the assessment and evaluation of the site and the design approach taken for the development.

### 1.3 Associated Submission Material

Drawings	Refer to Blake Architects Drawing Register
Planning Statement	Ridge

### 1.4 Site Location

Crockwell Farm is located on the North East edge of Great Bourton which is three miles North of Banbury. It is accessed off Manor Road at the junction where it changes into Stanwell Lane.

### 1.5 Description

Crockwell Farm consists of a Farmhouse and a series of traditional and modern farm buildings. This application relates to dilapidated traditional farm buildings and new build houses.

The Farmhouse is Grade II listed, List Entry 1215873. The listing text notes the house dates to the late C17. See separate heritage report for further background and Statements of significance and impact.

The Farmhouse forms the Eastern Edge of a loosely formed yard, with a crooked southern edge being formed by a previously approved barn conversion (application no. 20/01726/REM).

The proposal forms the North and West sides of the yard which are currently occupied by a series of unusable barns in a state of disrepair.

### 1.6 The Client and Brief

The client requires the site to be developed into residential use as two 4 bed Barns in keeping with the existing farm vernacular.

## 2.0 The Proposal

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### 2.1 Design

The design looks to retain the existing farmstead hierarchy by maintaining the yard that the listed farmhouse faces onto. This is achieved through the massing of the proposed buildings which define the open space in front of the farmhouse and the edges of the yard as would have been found traditionally. To retain the hierarchy of the different buildings scale, ridge and eaves heights on proposed buildings are significantly lower than existing listed farmhouse to the East. Gable widths and roof pitches are reflective of the existing barn to the South and are of a width traditionally found this is narrower than proposed for the outline application.

The character of the yard space is important, and we have looked to remove parking spaces from it as these would have a detrimental impact on the setting of the Farmhouse, these were located in this space in the outline scheme. The hard and soft landscaping is kept to a simple palette in this space so as not to compete visually with the house.

The proposed houses have been designed with an agricultural character, referencing materials, opening sizes and forms. Whilst glass is required for domestic use we have minimised windows on the East facing elevations that face the farmhouse. This minimises the change to the setting. Openings are limited and ironstone has been used as the dominant material.

The two proposed barns are differentiated by different ridge heights, Barn 2 with a higher storey and a half ridge height replicated what can currently be found on site in a historic gable (see image below) while still remaining below the level of the listed farmhouse.

Privacy has been created between both proposed barns with no overlooking windows, especially on the east facing elevation of Barn 2, which is proposed to be blank.



## 2.1 Revision

Following an online discussion with both case officer and conservation officer (02/08/2021) a number of comments have been addressed, leading to a revision in the proposed design.

The changing steps in ridge levels has been removed. With the only change in height now occurring at the agreed placement of the 'Storey-and-a-half wing'

The previously proposed hips have been removed in favour of recommended Gables, most notable on the yard facing elevation. The yard has also been redefined by removing Southeast wing, as suggested by the conservation officer.

The design language has also been simplified with stone staddles and oak post removed.

## 3.0 Materials & Works

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### 3.1 Existing Building

Coursed Ironstone walls with areas of brick work of varying ages and quality. Blue Grey slate, clay tile and corrugated metal roof finishes can be found throughout the farmstead.

### 3.2 Proposal

The proposal looks to replicate the existing fabric found in the farmstead to create a harmonious relationship of old and new.

Stone will be salvaged from walls to be taken down and reused on walls facing the farmhouse as indicated on the submitted drawings

Coursed Ironstone walls are predominately used to tie in with the existing farmhouse, where horizontal timber cladding is used this will be left to weather naturally grey. The roof is proposed as blue grey slate tiles to match the existing farmhouse and buildings on site.

Openings are proposed as matt grey aluminium casement windows and thin section aluminium sliding screens.

Rainwater goods will be matt grey heritage aluminium.

### 3.3 Landscape

The Domestic Boundary line to the West has been kept in the original location from the previously granted outline consent (Application No. 16/00609/OUT). This boundary is demarcated by native hedging and a post and rail timber fence with a 5-bar timber gate to retain access to the paddock.

The existing slope to the west is to be regraded allowing for level access around Barn 2. To achieve level access to Barn 1 a 1.2m high retaining stone wall has been proposed along the North edge of the site.

A permeable gravel road surface as approved for previous barn conversion application (application no. 20/01726/REM) is to be used throughout.

## 4.0 Access

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### 4.1 Vehicular Access

The location of parking spaces is shown on the site plan. For both Barns from these spaces there is level access with a hard surface making it suitable for wheelchair users.

### 4.2 Pedestrian Access

Level access has been created into all key rooms in the proposal.

## 5.0 Conclusion

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We believe the proposal retains the agricultural character of the site whilst providing two additional dwellings in an area of the farmstead currently unused. The layout of the proposed yard will bring an enhancement to the setting of the farmhouse.

## 6.0 Artists Impressions

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View 1 – Site Entrance

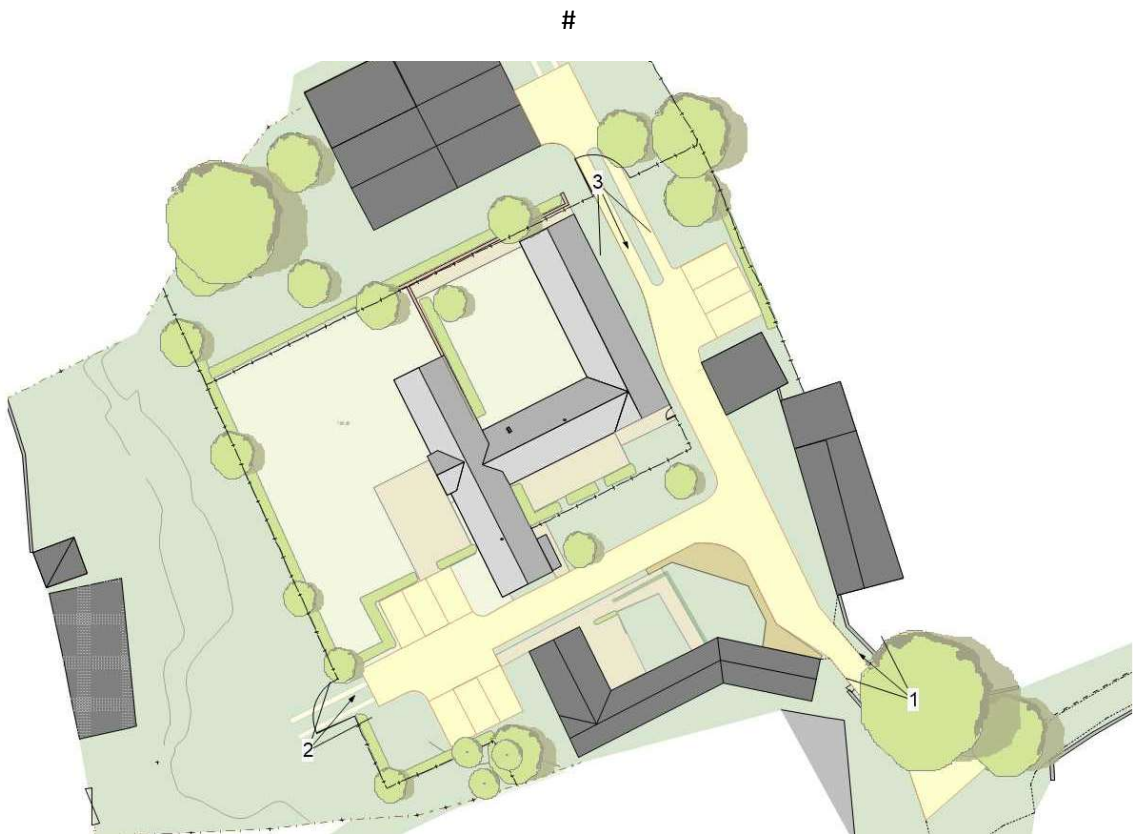


View 2 – Existing Paddock and footpath





View 3 – North of Farmhouse



Viewpoint Location Map.