

Comment for planning application 21/01505/F

Application Number	21/01505/F
Location	Stone Hill House Stone Hill Bloxham Banbury OX15 4PT
Proposal	Extension of existing boarding house through the reinstatement of part of the existing ruined coach house, the demolition of outbuildings, the erection of an extension and link structure (with associated alterations to Stone Hill House), insertion of internal wall, and associated works
Case Officer	Wayne Campbell
Organisation	
Name	Andrew Price - Azure Property Consultants
Address	Treadwell House,High Street,Bloxham,Banbury,OX15 4PP
Type of Comment	Objection
Type	neighbour
Comments	<p>I have been reconsulted following some revisions to the application. I would like to confirm that I continue to object to this application and understand my original objections will continue to be taken into account. However, for the avoidance of doubt I have summarised my key objections below: 1) The proposed development would harm the settings of nearby listed buildings and local heritage assets in particular Stone Hill House, Ashwell Cottage and Ashwell House all of which are Grade II listed. It would also harm the character and appearance of the Bloxham Conservation Area. Stone Hill is a particularly sensitive part of the Bloxham Conservation area, being pretty much entirely lined by either listed buildings or heritage assets such as Treadwell House identified in the Cherwell District Council draft 2020 Conservation Area Appraisal. The application refers to a "ruined outbuilding" which, being part of the curtilage of Stone Hill House, would also be grade II listed. These walls are the remains of a handsome thatched building which was intact at the site well into the modern era. See the attached photograph which provides incontrovertible photographic evidence of this lovely, thatched building which looks very similar in form to the much-loved, thatched Brook Cottage on Little Bridge Road. Should the applicant wish to do anything with the remnants of this structure they should reinstate the original thatched building. Further an entirely new building is proposed which is constructed of materials that are, and in style which is, entirely at odds with traditional materials used in, and style of, the buildings in this part of the conservation area. Consequently, if built, it will provide a jarring contrast to the buildings which neighbour it. It would be constructed of cheaper, non-traditional materials such as metal roofing sheets, stained softwood timber cladding and aluminium window and door frames. It would seem to be a design better suited to a modern timber clad development such as the Cotswolds Lakes and has no place in this sensitive part of the Bloxham Conservation Area. 2) The proposed development would see a significant loss of amenity space currently used as an off-street parking area and storage area for Stone Hill House. Any development of this site should demonstrate the provision of at least 6 parking spaces to ensure current levels of parking at the site are preserved. Stone Hill already sees significant levels of both vehicle and pedestrian traffic, leading to intense pressure on the very limited on street parking. The opening of Stone Hill as the new Day House in September 2017 and the recent relocation of the Schools Estate Office to Park Close have further increased both vehicle and pedestrian traffic in Stone Hill, putting further pressure on the very limited on street parking. In addition, during the summer of 2021, one of the cottages at Old Park Farm has been converted to provide further boarding accommodation for the School. This will only add to the problem. It is a daily occurrence to see parents dropping off or picking up pupils to/from Stone Hill Day House, contractors vans parking in the street or on the pavement adjacent to Stone Hill House and delivery vans making deliveries and collections. At times the private off street parking bays allocated to Treadwell House are used (without permission) by members of the public desperate to find somewhere to park. 3) Stone Hill is a quiet residential street and this development, if approved, would see a further intrusion of School activities into this quiet residential area which will harm its residential amenity and its resident's quiet enjoyment of the area. 4) Bloxham School's own masterplan acknowledges heritage issues with this site and there are other areas on the core School Campus where unattractive 1970's blocks are crying out for demolition and sensitive redevelopment. Expansion such as this would be better suited to such areas of the School estate. The School also has the option of acquiring suitable buildings as they come up on the open market. Humber House (opposite the junction of Stone Hill and the A361), which has just been sold, is an excellent example of this. This property was perhaps the</p>

ideal location for a new boarding house for the School, but was not acquired by the School. One can only assume this was decision was based on an economic assessment of the cost of refurbishing an existing building such as Humber House compared with the cost of a new build using modern less expensive non-traditional materials such as is proposed in the application.

Received Date

13/09/2021 23:11:05

Attachments

The following files have been uploaded:

- Old Image of Stone Hill House 2.pdf