

DESIGN & ACCESS STATEMENT

In respect of the

Land to south of Diary Cottage
Wendlebury
Bicester
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For

P.Carry



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1.0 INTRODUCTION

- 1.1 This statement has been prepared to accompany a Full Detailed Planning Application for the Land south of Diary Cottage.
- 1.2 The property is within curtilage of Wendlebury (according to the interactive Local Plan). The site is not within and Conservation Area and is not Listed, nor within the curtilage of a Listed property.
- 1.2 The site is within the Parish of Wendlebury, within Cherwell District Council, Oxfordshire.

2.0 CONTEXT

- 2.1 Previously, consent was granted for the demolition of Diary Cottage and erection of a very similar house to that proposed (ref:14/00241/F). This permission has expired and within the interim period Dairy Cottage has been converted to a commercial premise serving as the Offices for Stormgarden, (film, animation, and motion graphic company).
- 2.2 While the demolition of the existing residential property was a material consideration for giving the 2014 Planning Permission, other factors such as siting, appearance, scale etc. are also relevant, and the principle of a larger dwelling in this location accepted.
- 2.3 The site was purchased by the applicant, with the 2014 consent in place and the option of demolishing the Stormgarden Premises (formerly Dairy Cottage), to erect a four-bedroom house has been considered. Stormgarden would then need to relocate their premises, which would be a waste of resources in terms of the removal of an existing structure, the cost of a new structure, and the time taken for the business to relocate.

3.0 EXISTING BUILDING & LOCATION

- 3.1 The original building (Diary Cottage) is an existing single storey timber dairy shed which was previously converted to residential use.
- 3.2 The Proposal site is located to the south of Wendlebury with buildings to the West and to the North. To the West is the Village Hall and Recreation Ground with a bungalow and pair of thatched cottages beyond. To the north is Ploughman's Cottage and Woodman's Cottage, which are a pair of semi-detached brick build properties, originally designed for agricultural workers serving College Farm.

- 3.3 The proposal site is on a private lane which serves Ploughman's, Woodman's and Dairy cottages, this was deemed an acceptable access for a four-bedroom house in the previous consent.
- 3.4 The proposal site has a frontage towards the Village Hall and Recreation Ground, and a similar relationship to the Street as the other aforementioned cottages. The proposal is however on the other side of a small watercourse and accessed via a privately own bridge belonging to College Farm.
- 3.5 Wendlebury is a typical mix of older properties to the centre and spread around the curtilage, with small and medium estates of house added over time filling out the spaces. The village is generally 2 storeys but there are numerous bungalow and chalet bungalow. There is a wide range of material from traditional stone and thatch to modern wire cut brick and concrete tile. The watercourse through the centre of the village adds a specific character as many of the properties, and housing estates, are accessed via bridges, there are also several willow trees which sit along the main street bringing a coherence to the street scene.

4.0 DESIGN STRATEGY

- 4.1 The Client inherited a previous consent for a four-bedroom chalet bungalow type arrangement set parallel to ploughman and woodman cottages.
- 4.2 Looking at the interactive Local Plan the rear gardens, and surrounding paddock to the east and south of the application site are shown within the curtilage of the village.
- 4.3 The Stormgarden Building (Dairy Cottage) is part of the existing fabric and in use providing commercial activity within the village. It seems a shame to remove this if an alternative option can be sought.
- 4.4 The strategy is therefore:
1. To propose a similar scale and massing of building as was previously consented.
 2. To retain Stormgarden.
 3. To position the new dwelling as close is as practical to the previous lapsed consent.

5.0 AMOUNT AND LAYOUT

- 5.1 The Applicants ownership is 0.7Ha as they own Ploughman's Cottage and the paddock behind. The application site is 1,650sqm and the proposed building footprint of 180sqm (exactly the same as the lapsed consents footprint).
- 5.2 The orientation of the house is north-south with the entrance to the west. The roofline is retained at the same pitch and height as previously consented.

5 BUILDING ENERGY AND SUSTAINABILITY STRATEGY

- 5.1 The building will come under the new building regulation Part L and will therefore be a very well-constructed property, far exceeding the thermal performance of Dairy Cottage.
- 5.2 By consenting to the retention of Stormgarden's offices the LPA will be facilitating the retention of commercial activity in the village, which adds to the villages appeal and long-term sustainability. The applicant will be able to retain their business and home within the same site, reducing the need for travel.
- 5.3 Retaining the existing structure also avoids the energy cost of demolition, and allows the embodied energy in the existing materials to be retained in use, rather than discarded.

6 TRANSPORT AND ACCESS

- 6.1 The proposal adds a four-bedroom house to the village, but the principle of this addition was established in 2014 before the permission lapsed.

7 CONCLUSIONS

- 7.1 Retaining Stormgarden's offices in Diary Cottage is the right thing to do for the business and for the environment. But ultimately the proposal site was bought with a residential consent in place, and it was always the intension for this building to be demolished and the site developed into a four-bedroom house.
- 7.2 The proposal is for a similar house to that consented in 2014 in terms of scale, massing, and position relative to the village. While we understand that the scheme's Street Frontage could be challenged, it does have a presence from the street and is served by a private lane, which is not an uncommon arrangement in Wendlebury.
- 7.3 We feel that this proposal will help to enclose the Village Hall, which in turn improves the overall visual appearance of the village and makes the hall a more

obvious focal point along the main street. Overall, we don't feel that the retention of Stormgarden's office and the minor adjustment to the proposals aspect will be significantly different to the outcome that the 2014 lapsed consent would have created.

- 7.4 The proposal does not have any detrimental effect on amenity of the neighbouring properties, in fact it improves the amenity to Woodman's Cottage. And the retention of the business, and its presence within the village, will be positive, in terms of business diversity and sustainability.
- 7.5 Critically we feel that the proposed does fit within the Planning criteria; it certainly pushes the boundaries of what is acceptable within a category 3 village, but - given the property history, location, and very specific circumstances of this case – we do not consider it sets a precedent for other to follow suit.