

Design and Access Statement

For
The Stables
Main Street
Wendlebury
Oxfordshire



20/05/2021ref001r1

SITE LOCATION

The site is located within the village of Wendelbury and is accessed off Wendelbury Road / Main Street and is covered by the administrative area of Cherwell District council.

SITE DESCRIPTION

The site comprises of an existing grade II listed farmhouse with associated gardens, barn & stable block with associated hay store, workshop and WC. The existing barn/stable building is serviced by a large gravel access drive which provides ample access and egress to and from the existing barn and house, this will be retained in the proposed scheme, as a shared access road and drive. By reusing the existing access the new scheme will have no impact on the existing surface water drainage run off rate.

THE PROPOSAL

The proposal is to sub-divide the existing site to form two number 4-bedroom dwellings by converting and extending the existing stable building. The new dwelling will be an environmentally sustainable family home that minimises its impact on the environment through innovative sustainable technologies.

With the loss of the existing double garage, a separate timber framed garage building is proposed for the existing farmhouse. The new proposed garage building is positioned to avoid vehicles crossing the garden spaces but is also placed in a logical position to connect with the existing shared vehicular access and to allow sufficient turning space.

The existing garden and driveway are to be divided between the newly formed dwellings to provide an abundance of outside amenity space with parking provision.

DESIGN

The proposed scheme seeks to convert the existing barn and stable block into a new sustainable family house and the construction of a new timber framed, timber clad double garage for the use existing grade II listed house.

The conversion of the existing building is to be carried out in a sympathetic manner retaining the feeling and massing of the existing building, and the only proposed extension is the addition of an upper floor to one section of the existing barn footprint.

The proposed conversion of the barns/stable block, seeks to use sustainable technology to help reduce the impact on the environment both locally and on a wider scale by the use of the following technology.

- Ground source heat pump - with the use of ground source heat pump as a method of hot water and heating, and in doing so remove the need for oil fired or LPG gas heating, which attract regular deliveries to refuel the system.
- Solar thermal and solar electric panels - the new scheme will also have the added benefit of having the installation of both solar thermal and solar panels located on the roof, which

again will reduce the impact on the grid by harvesting the sun's energy to produce hot water and electricity.

- Grey water harvesting system - the new building will also employ a grey water harvesting system, which will harvest the rain fall on the roof and store the water in an underground tank for reuse. This system will reduce the surface water run off by means of storage. Added to which the new scheme has no greater surface water runoff from the existing building as the surface area is retained from the existing building.
- Passive windows - the proposed new windows are triple glazed and of a passive construction and in a style to match the existing and grey colour
- Heat recovery system – the property will utilise Mechanical Ventilation with Heat Recovery (MVHR) unit to provide efficient whole-house ventilation
- Insulation – the existing timber frame structure of the barn will allow for an insulation level to be incorporated that will be far in excess of current Building regulations minimum standards

MASSING AND SITING

The proposed conversion has a minimal impact on the existing surrounding development as the the conversion is built off the existing footprint, the only extension is the addition of a 2nd floor to one part of the building.

MATERIALS

The proposed conversion off the existing barn looks to retain the visual appearance of the existing building by retaining the oak cladding, window style and massing:

- Windows and doors - the proposed new windows will triple glazed and of a passive construction and in a style to match the existing and grey colour
- Roof -Metal standing seam roof in grey colour .
- Windows - The proposed new replacement window will match the existing window in style and colour with the addition of making the new window a passive design and triple glazed in doing so reducing the heat loss.
- Walls - Any new section of walls are too be re-clad in the existing oak boarding harvested, from the removal of boarding from other sections of the building during the conversation process. This will reduce the impact on the overall elevations and help the new section of building blend into the existing retained building

RELEVANT PLANNING POLICIES

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- PSD1 – Presumption in Favour of Sustainable Development
- BSC2 - The Effective and Efficient and Efficient Use of Land
- ESD1 - Mitigation and Adapting to Climate Change
- ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment
- ESD15 - The Character of the Built and Historic Environment
- Villages 1 – Village Categorisation

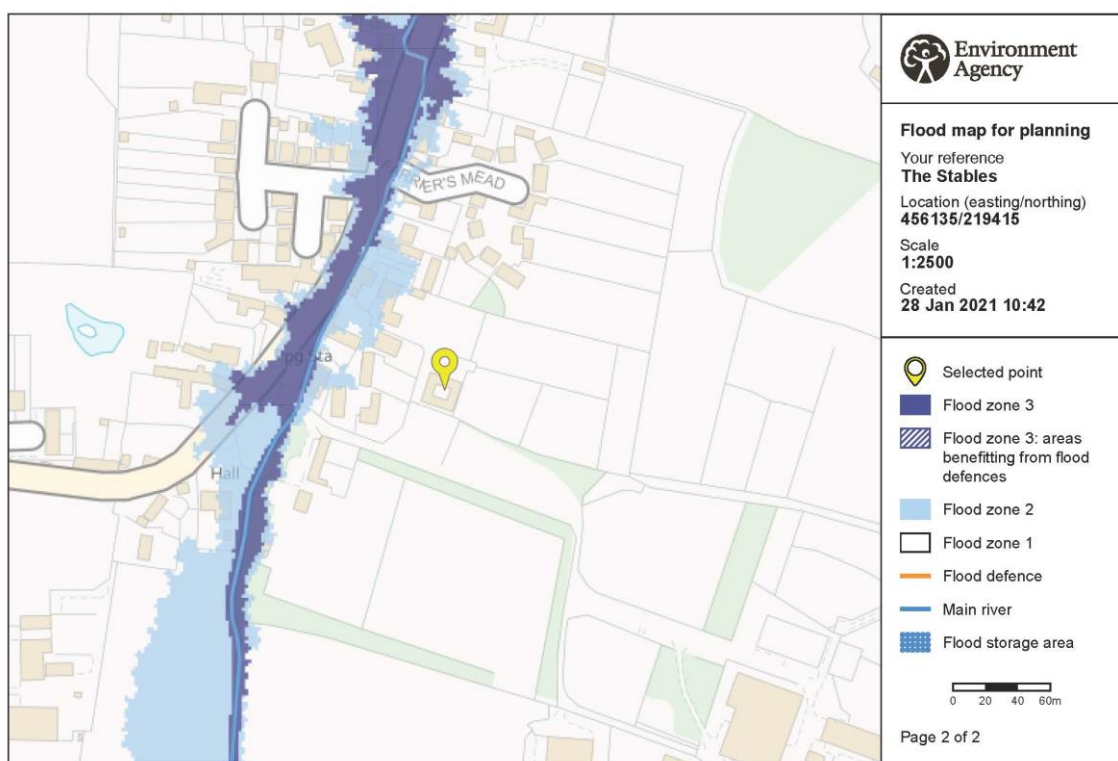
CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

Wendlebury is a Category 2 Settlement as described in Policy H14 of the Adopted Cherwell Local Plan 1996, which determines that new developments will be restricted to:

- i. conversions which accord to Policy H21
- ii. infilling
- iii. other small-scale development that can be shown to secure significant environmental improvement within the settlement

FLOOD RISK

The site is currently outside any flood risk zone, see the Environment Agency map below. There will not be any additional surface water run off as the existing impermeable roof and hardstanding areas will not be changed.



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APPRAISAL

The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Residential amenity
- Highway safety
- Ecology

Principle of development

Paragraph 11 of the National Planning Policy Framework (NPPF) states that decisions should apply a presumption of sustainable development. There are three dimensions to sustainable development, as defined in the NPPF, which require the planning system to perform economic, social and

environmental roles. These roles should be sought jointly and simultaneously through the planning system.

Design and impact on the character of the area

Government guidance contained within the NPPF towards achieving well-designed places states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. The NPPF goes on to note that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..

Paragraph 127 of the NPPF states that planning decisions should ensure that developments:

- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Policy ESD15 of the Cherwell Local Plan Part 1 states that: “New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards.”

Saved Policy C28 of the Cherwell Local Plan 1996 exercises control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context as well as compatible with existing buildings.

The position of the barn is clearly fixed within the context of the existing houses, and its physical position is to the edge of the set, abutting fields. The proposed use, design and layout of the building respond to both settings.

The building will sit comfortably within its context as it has done since its original construction. The increased use of timber cladding will soften the elevations. The building is visibly shielded from inward views by the existing hedgerows and trees on all sides.





The development would not cause harm to the character and appearance of the area and the wider landscape area. The development would result in a scheme that sits comfortably in this rural context and result in a minor improvement to the appearance of the site.

Residential Amenity

The impact on any residential amenity is negligible.

Highway Safety

The existing shared access will be utilised for both the existing house and proposed property. There are no impacts beyond those already in place.

CONCLUSIONS

- i. The stables has a structure that is capable of conversion to form a dwelling
- ii. The proposals are in-keeping with the character of the area and are of a design that is appropriate to its surroundings and is therefore fully in accordance with the national guidance and saved local planning policies
- iii. The proposed division of the site to create the two dwellings are sympathetic to the local environment using natural vernacular materials, coupled with a sensitive design to preserve the history and aesthetic style of the wider context. The well-established trees along the boundaries will provide plenty of screening to protect privacy. The massing and overall scale of the new dwelling makes good efficient use of the site
- iv. The style of the proposed dwelling will allow for sustainable development utilising innovative technologies