



Wincote

Design & Access Statement

Team Structure

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1.0 Introduction & Site analysis

1.1 Executive Summary

1.2 This design and access statement has been prepared by Squire and Partners in support of the application for full planning permission and Conservation Area Consent for the demolition of the existing dwellinghouse and the construction of a replacement dwellinghouse at Wincote, Cow Lane, Steeple Aston.

1.3 This document should be read in conjunction with the accompanying reports and drawings submitted as part of the planning application.

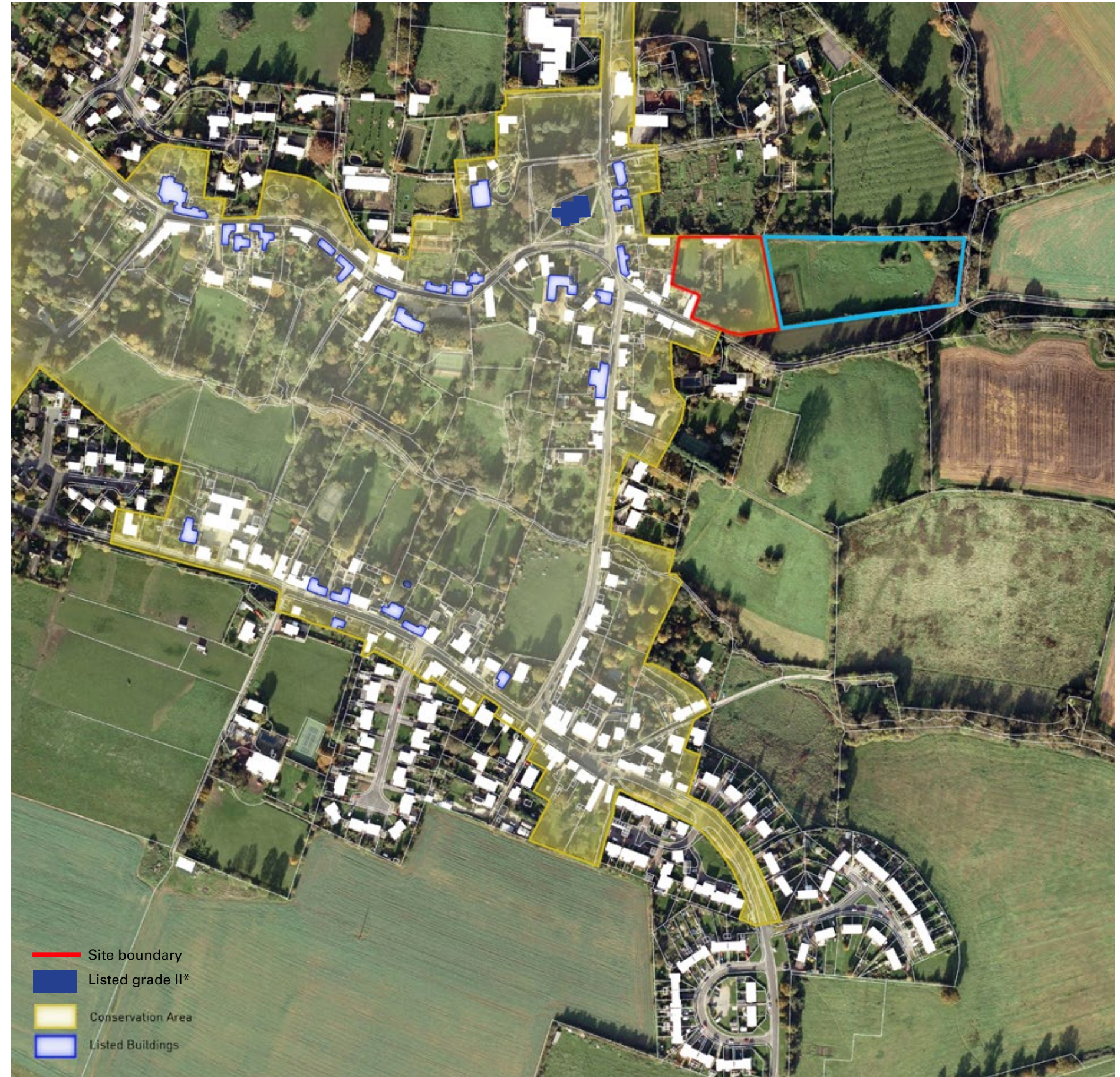
1.4 Wincote is located at the end of Cow Lane, before it turns into a private road, in the village of Steeple Aston, Oxfordshire.

1.5 It has been owned by the Squire family for nearly forty years. This application is being made by Savills on behalf of Henry Squire, owner of the property.

1.6 As the applicant's family grows they need to create more space in the house to accommodate the growing family and for friends to stay when they visit.

1.7 The house is also desperately in need of development to allow it to be brought up to modern standards of insulation, energy efficiency and all building standards.

1.8 The map opposite shows the application boundary and its relationship with the neighbourhood conservation areas.



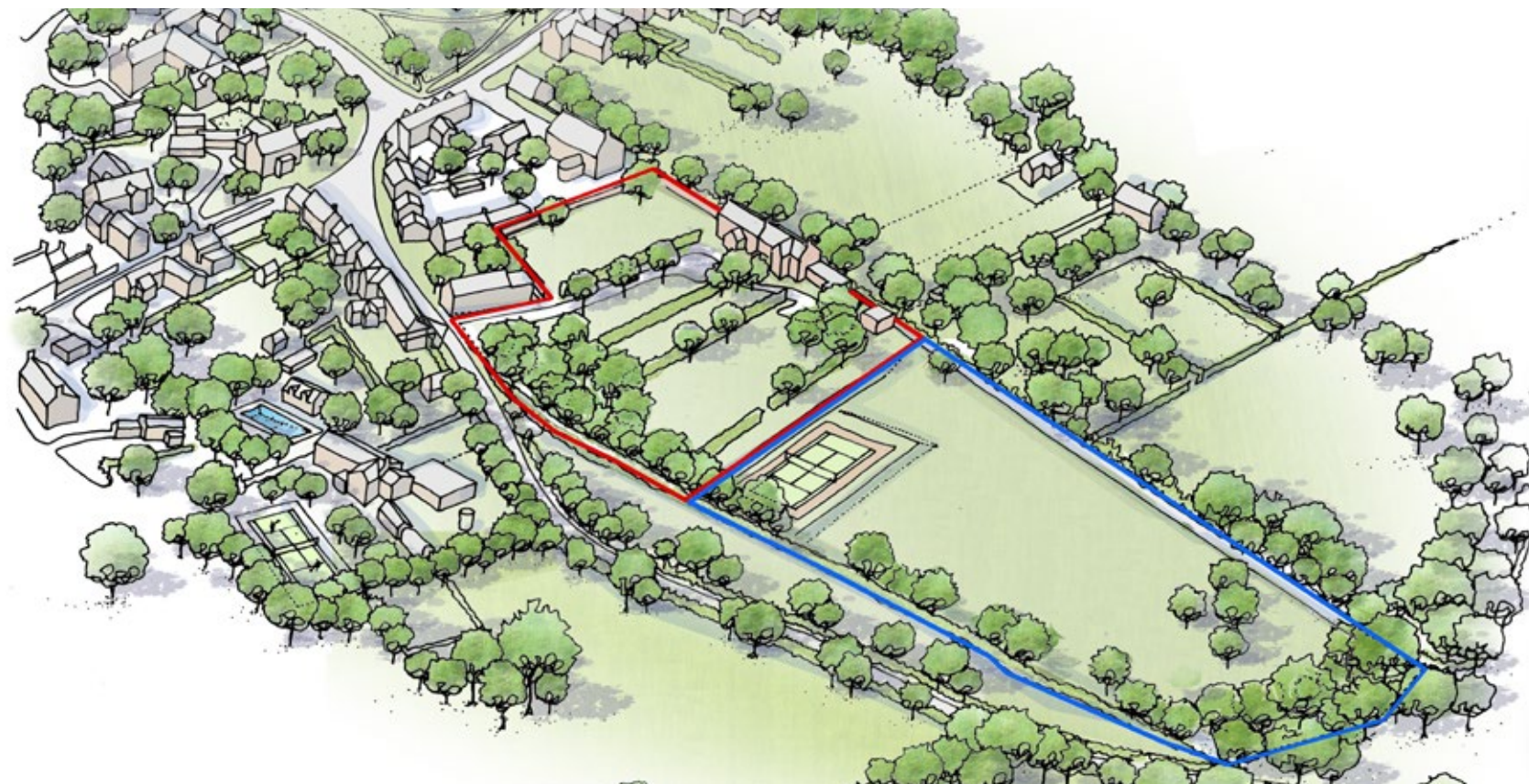
2.0 Site Context, Boundary and Appraisal

2.1 Boundary

- 2.1.1 The property is located on the eastern edge of the village at the end of Cow Lane.
- 2.1.2 The application boundary is outlined in red and the full ownership is outlined in blue.
- 2.1.3 The building is located on the north western edge of the site and a series of garden spaces make up the rest of the application site and wider ownership.
- 2.1.4 To the east the site falls quite steeply towards the valley at the bottom.
- 2.1.5 Cow Lane runs along the south side of the site and there are some cottages located along Cow Lane. There is one property that directly adjoins the site at the entrance on the South West corner.
- 2.1.6 There are other properties located along the western edge of the site.
- 2.1.7 There are no buildings along the northern boundary of the site, on the other side of the boundary wall there are some public allotments.



Site application boundary in Red and additional ownership in blue.



Buildings on site - Axonometric view

2.0 Site Context, Boundary and Appraisal

2.2 Local context: Steeple Aston

2.2.1 The village of Steeple Aston lies approximately 13 miles north of Oxford and 10 miles south of Banbury just off the A4260. Steeple Aston has been developed around an open square containing paddocks, orchards and gardens. These are bounded by the Roads of North Side, South Side, Paines Hill and Water Lane.

2.2.2 The origins of the village date back to the Domesday survey of 1086. The 'Steeple' was added to the village's name in 1220 and refers to the addition of a tower to the church. The village grew slowly until approximately 1875, with expansion being most developed on the Northern side of the village along North Side.

2.2.3 Over the last 125 years the village has expanded outwards from the four central roads, as illustrated in the adjoining figure ground diagrams. The biggest expansion being between 1955 and the present day.

2.2.4 Originally Steeple Aston was a largely agricultural community. However, by the early 19th century the agricultural community had given way to tradesmen and artisans. It is now predominantly residential.

2.2.5 The conservation area buildings in the village are largely made from limestone or ironstone and are characterised by small openings in large stone walls. Most of the properties have walled gardens rather than hedges and are predominately 2 or 3 storeys.

2.2.6 Many of the buildings employ timber or metal in windows and as a material for doors. There are also a number of barns in the village serving as a reminder of the pastoral nature of the early village growth.

2.2.7 The village has a mixture of large family dwellings located primarily around the centre and smaller affordable units located around the periphery, particularly along the Heyford Road.



Figure ground - 1885



Figure ground - 1995



Figure ground - Present



St. Peter's Church



Pond



Paines Hill



Cow Lane



North Side



North Side

2.0 Site Context, Boundary and Appraisal

2.3 Heritage Richness

2.3.1 As defined by the Conservation Area Appraisal, and the Historic and Environmental Records (HER), Steeple Aston comprises of a plethora of nationally significant assets. Fine examples of mainly vernacular buildings dominate the village and there are a handful of Gothic and classically styled properties found dotted around. The rich and diverse heritage of the village is not limited to buildings but includes protected garden walls, antique Victorian mail boxes and medieval fishing ponds. In addition to the visible above ground features there are a number of archaeological sites on the edges of the conservation area and surrounding lands due to the villages roots running through to the Medieval, Iron and Roman ages.



1. Almshouses 1&2, South Side, listed grade II
2. Sunny Bank, North Side - listed grade II
3. Fir Lane Cottage, Fir Lane - listed grade II
4. The Old School, Northside - listed grade II
5. Fairview, Paines Hill - listed grade II
6. Church Of SS Peter and Paul, North Side listed grade II*
7. Cuttle Mill, + Stable - listed grade II* II respect
8. Rectory Farm & Manor Court Cottage, North Side - listed grade II
9. House at the Gap, North side - listed grade II
10. Holly Cottage, North Side - listed grade II

11. Brunstone, South Side - listed grade II
12. Chancel Cottage, Fir Lane - listed grade II
13. Fir Cottage, Fire Lane - listed grade II
14. Jasmine Cottage, Fir Lane - listed grade II
15. Canterbury House, Fir Lane - listed grade II
16. Chestnut House, Paines Hill - listed grade II
17. Merlins, Fir Lane (1 Cow Lane) - listed grade II
18. Town House, South Side - listed grade II
19. The Old School House, North Side - listed grade II
20. Paines Hill House, Paines Hill - listed grade II
21. Acacia Cottage, South Side listed grade II

22. OldToms, (+ out building) North Side, listed grade II
23. Cedar Cottage, North Side - listed grade II
24. Grange Cottage, South Side - listed grade II
25. Red Lion Corner, South Side - listed grade II
26. Orchard Lea House, South Side - listed grade II
27. Cedar Lodge, North Side - listed grade II
28. Manor Farmhouse, South Side - listed grade II
29. East, South and West Grange, South Side -

30. Straithe Cottage, South Side, listed grade II
31. Hopsholt Inn, Heyford Road
32. The National Infants School, Fir Lane
33. Radcliffe's Technical School, Fir Lane
34. North Dickeridge, Paines Hill
35. Brookside Cottage, Paines Hill
36. Keepers Cottage, Paines Hill
37. Duckets, Paines Hill
38. Old Malthouse, South Side
39. East and West Springs, North Side
40. North and South Spring, South Side

41. Randolph's, North Side
42. Red Lion Public House, Junction of Water Lane & Sorth Side
43. The War Memorial,
44. 5 no.insurance plaques across the village
45. Monument of Sir Francis and Lady Page by 46. Scheemakers, within the chapel
47. The 'Eyecatcher' Folly
48. Victorian Post Box, North side (next to Almhouses)
49. 3 Medieval Fish Ponds, part of the closes in centre of the square

50. A number of grade II listed grave stones and covers within the church grounds
51. A number of Roman Remains and Archeloogical Site Across the conservation area including an Iron Age Habitation Site
52. The Old Quarry
53. Brick Yard, Kiln and Clay Pit - location unknown
54. Garden Walls of Canterbury House, listed grade II East, South and West Grange, South Side - listed grade II

2.0 Site Context, Boundary and Appraisal

2.4 Local Architecture

To ensure the proposed scheme aligns with local requirements, we have studied the local context in accordance with chapter 3 of the Cherwell Residential Design Guide. The findings are outlined below.

2.4.1 Typology

2.4.1.1 The village building typology is of a modest scale comprising of small to large dwellings with some moderately sized agricultural buildings.

2.4.1.2 The village character is associated with English countryside settlements with dwellings consisting of between 2 and 3 storeys.

2.4.1.3 Within the village there are a few examples of larger buildings that stand out from the general scale; these include the church as well as the secondary school which sits outside of the conservation area.

2.4.1.4 Within the conservation area curtilage there are many buildings of note, most of which are of listed status. Embodied here, is a prevalence of the vernacular which comes from traditional building techniques built up and established across centuries.

2.4.1.5 Within the village there are also a number of barns serving as a reminder of the pastoral nature of the early village growth.

2.4.2 Materiality

2.4.2.1 The buildings of Steeple Aston collectively provide a relatively wide material palette. The older buildings of the community are predominantly limestone and ironstone ranging from rubble limestone utilised in boundary walls to finely finished ashlar details. The stones are either randomly patterned or used in an articulate architectural style. The stone is found locally as the land surrounding the village is rich in both types.

2.4.2.2 Later urban growth during the 19th and early 20th century has now provided the village with examples of brick buildings. The brick's origins are not specifically known but could be considered to either come from the local brickworks that was on Paines Hill or to have come from further afield along the Oxford Canal via the Wharf at Lower Heyford.



Brick with Limestone Ashlar Dressings



Coarse Limestone stone with Limestone Ashlar Window Reveal



Limestone Blocks with Ironstone Banding



Ironstone Blocks with Limestone Lintel and stone mullions



Rubble Limestone of a boundary wall



Random mix of ironstone and limestone blocks

2.0 Site Context, Boundary and Appraisal

2.4.3 Language

2.4.3.1 The older dwellings within the conservation area are characterised by small aperture sizes as you would expect from vernacular or historic buildings. Lintels and cills are made from either timber or stone with the older buildings predominantly taking the former. Windows are either timber or metal casements with some sash windows found in a few examples. Window reveals in the larger houses are formed in stone ashlar with some examples of stone mullions being found in a few properties.

2.4.4 Roof coverings

2.4.4.1 The majority of roofs are covered in 'imported' Welsh Slates. Older buildings use Stonesfield Slate, a local building material that comes from the Stonesfield Quarry near by. There are also a few examples of thatch within the village which can be found on North Side including Old Toms and Cedar Cottage.

2.4.5 Boundaries

2.4.5.1 Plots are divided predominantly within the village by limestone rubble walls rather than hedges or fences. This adds to the character of the village.



Timber frame sash glazing with limestone ashlar jambs



Stonefield slate roof



Welsh slate roof



Metal window with carved limestone reveal



Timber panel door



Thatch roof

2.0 Site Context, Boundary and Appraisal

2.5 Existing building and Landscape

2.5.1 Wincote and its accompanying land was originally a working orchard and the buildings on the site were cottages to house employees. Over the years the orchard has been eroded so that now only a few apple trees remain on the land. Later, landscaping has been introduced, including box hedges and a tennis court, all of which encloses the site and do not take advantage of the topography of the land or the views down the valley.

2.5.2 The buildings on the site have been extended over the years and have lost some of their original character. The main cottage has a modern flat roof extension from the kitchen. The eastern wing is also a later extension and has none of the character of the original buildings. The oldest buildings on the site and those seen with most heritage value use the local ironstone predominantly and here is where any value resides.

2.5.3 There are a number of out-buildings running down the northern edge of the site, east of the main building and a barn at the end, built in the 80s. None of these buildings contribute to the heritage asset of the conservation area.

2.5.4 Internally the house is small and, apart from the kitchen space, dark with very few windows and does not cater for the needs of the large family. Restricted access is due to the large number of changes in level throughout the house and in particular the very steep stair to the first floor in the main cottage, making it difficult for the elder members of the family to use the house.

2.5.5 The buildings of Wincote lie within the village conservation area but are not listed.



View from top lawn



View from adjacent allotments



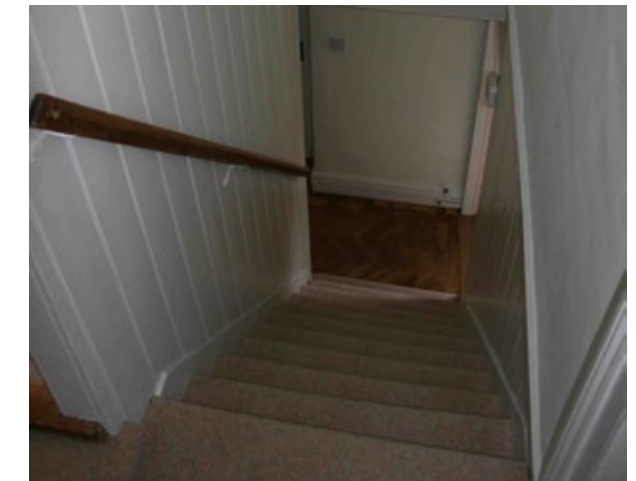
Out-buildings



Main living room



Extension



Steep staircase connecting ground and first floor





Out-buildings



Landscape



Remaining orchard trees



The Eye Catcher - east of the site



Main Bedroom



The Lawn



Tennis court



View from eastern boundary



2.0 Site Context and boundary

2.6 Site Analysis

2.6.1 Constraints

2.6.1.1 The only access to the site is by the existing driveway on Cow Lane and there is no opportunity or desire to change this.

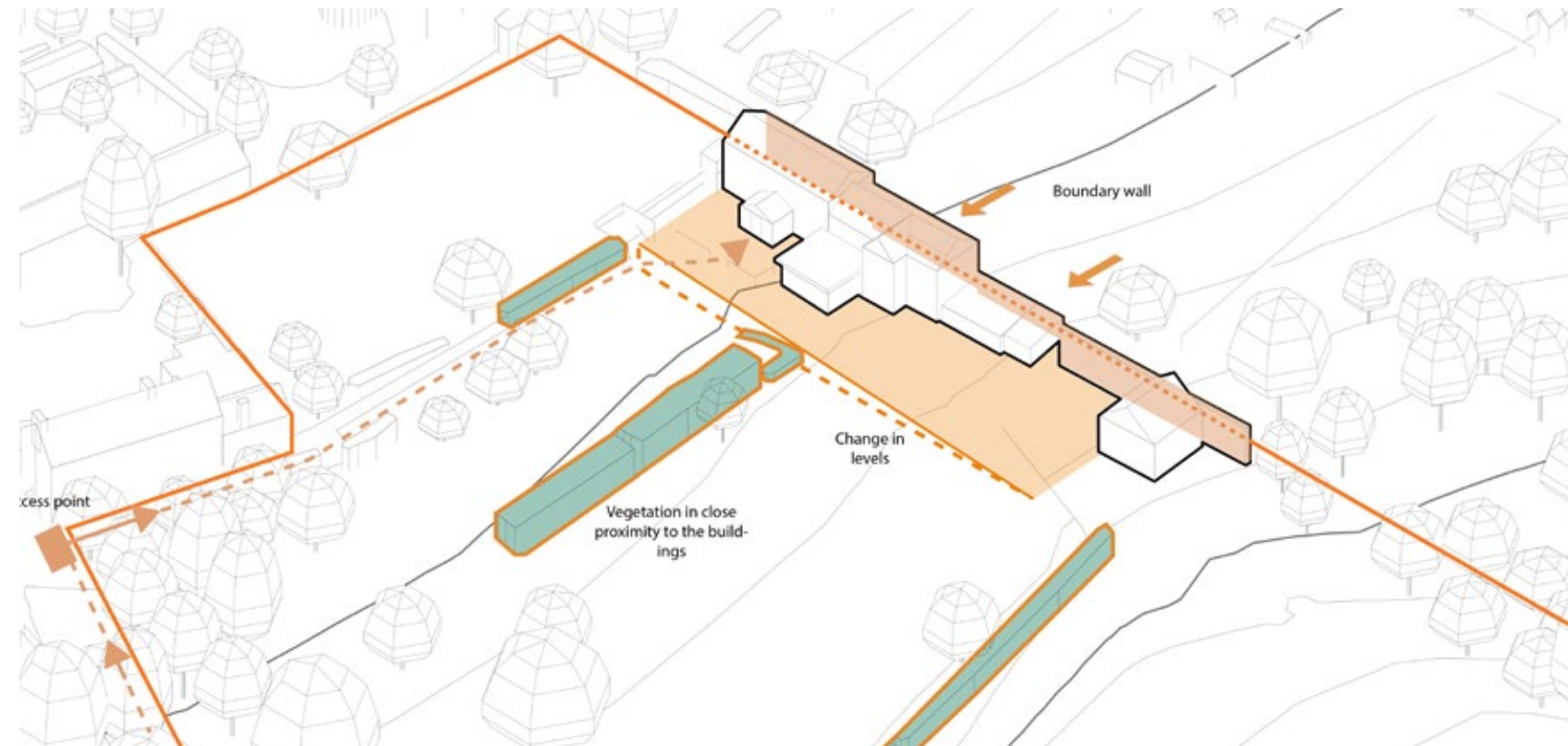
2.6.1.2 We are proposing to enlarge the site access during construction but then to reduce it back down in the permanent situation.

2.6.1.3 There are a number of trees and hedgerows on site that would need to be retained. These must be protected throughout the construction work.

2.6.1.4 The steep slope across the site presents issues for circulation both of cars and or people through the house. The house is also cut off from the garden by the driveway that runs along the entire length of the house.

2.6.1.5 The existing buildings are located along the northern edge of the site and have limited outlook to the north,

2.6.1.6 Sensitive attention to design, heritage and the massing of the new proposal is required to fit in with and enhance the wider conservation area.



Constraints

2.6.2 Opportunities

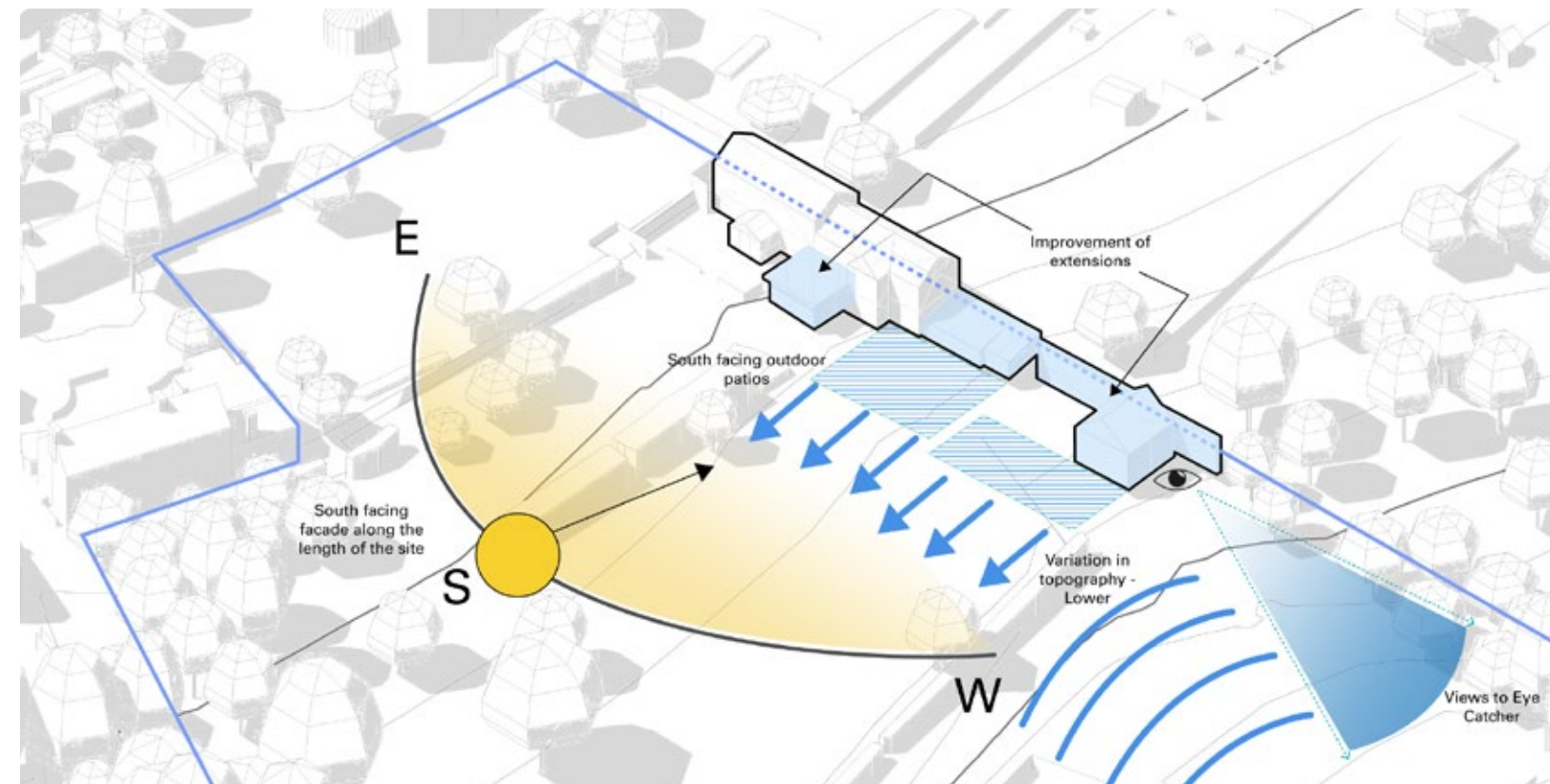
2.6.2.1 There is potential for south facing views over the garden which could reconnect the house to the garden.

2.6.2.2 There is a largely built up footprint with no soft landscaping which the proposal could utilise.

2.6.2.3 There is the opportunity for views down the valley toward the eye-catcher.

2.6.2.4 The slope of the site could create interesting features such as a series of landscaped garden spaces that provide different functions.

2.6.2.5 The house could be upgraded to bring it to modern energy performance criteria and above and beyond building regulations.



Opportunities

2.0 Site Context and Appraisal

2.7 Existing Massing analysis

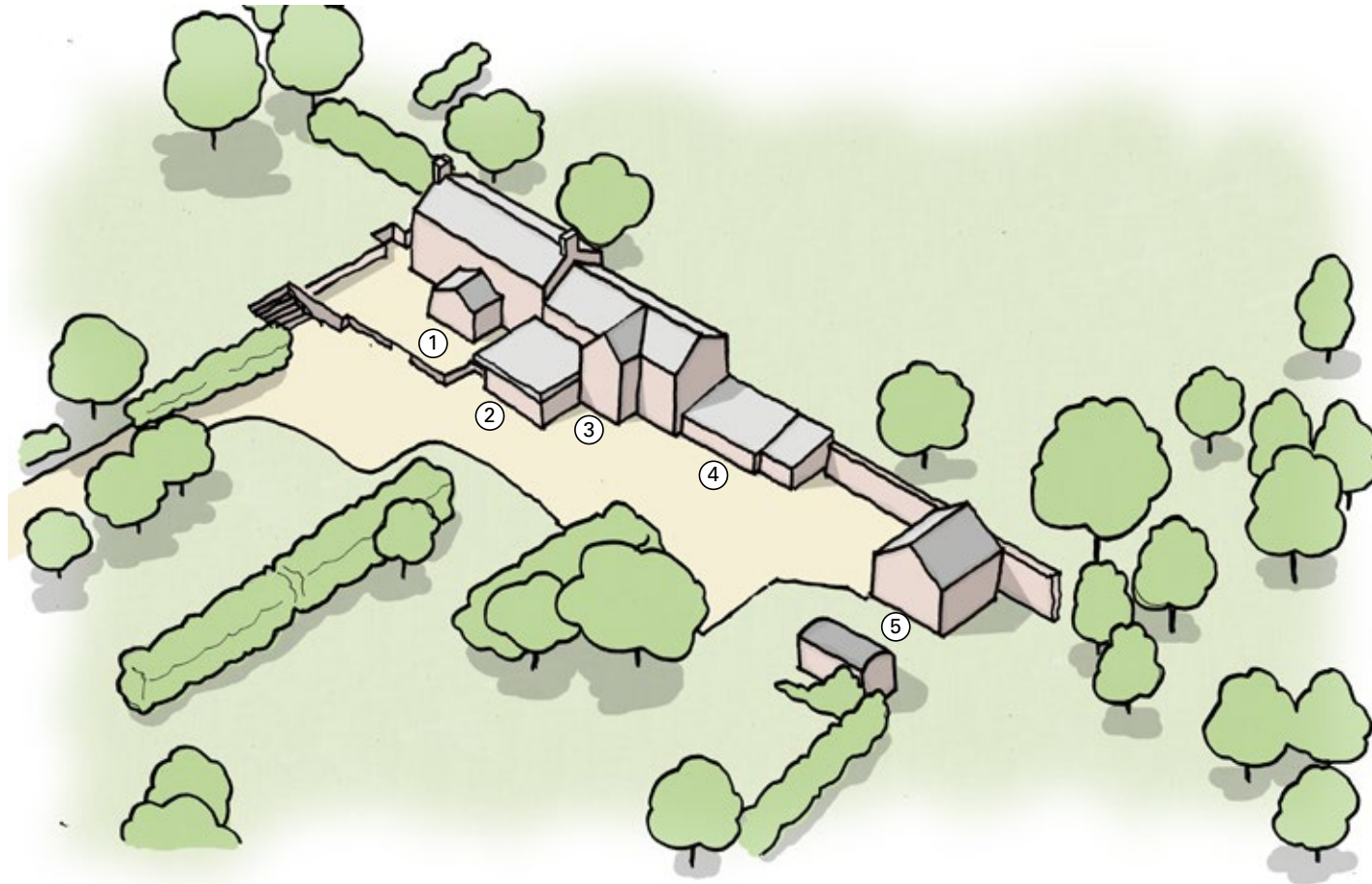
2.7.1 (1) The original cottage stands at the North Western edge of the site and we are proposing to rebuild it to current building standards.

2.7.2 (2) The flat roof extension is out of keeping with the architectural language of the rest of the building and with the conservation area and as such it has an uncomfortable relationship with the rest of the building.

2.7.3 (3) The existing gable end clashes with the flat roof extension and has unequal openings and detailing in the facade, making it have an uncomfortable relationship with the original cottage.

2.7.4 (4) The outbuildings are of no architectural quality and feel uncomfortably attached to the buildings.

2.7.5 (5) The barn is disconnected from the existing house. There is a small shed adjoining the barn and these buildings lack quality and composition on the site.



Existing buildings on site



1.



2.



3.



4.



5.

3.0 The Proposed Design

3.1 Massing Evolution

3.1.1 The original cottage has been added to and extended over a period of time leading to a confused and disparate series of forms and volumes. This proposal seeks to reorganise the forms and to consider it as one house.

3.1.2 Fig. 1 - The proposal seeks to demolish everything that is shaded brown and rebuild in a sensitive, vernacular style that respects the existing cottage and compliments the rest of the village.

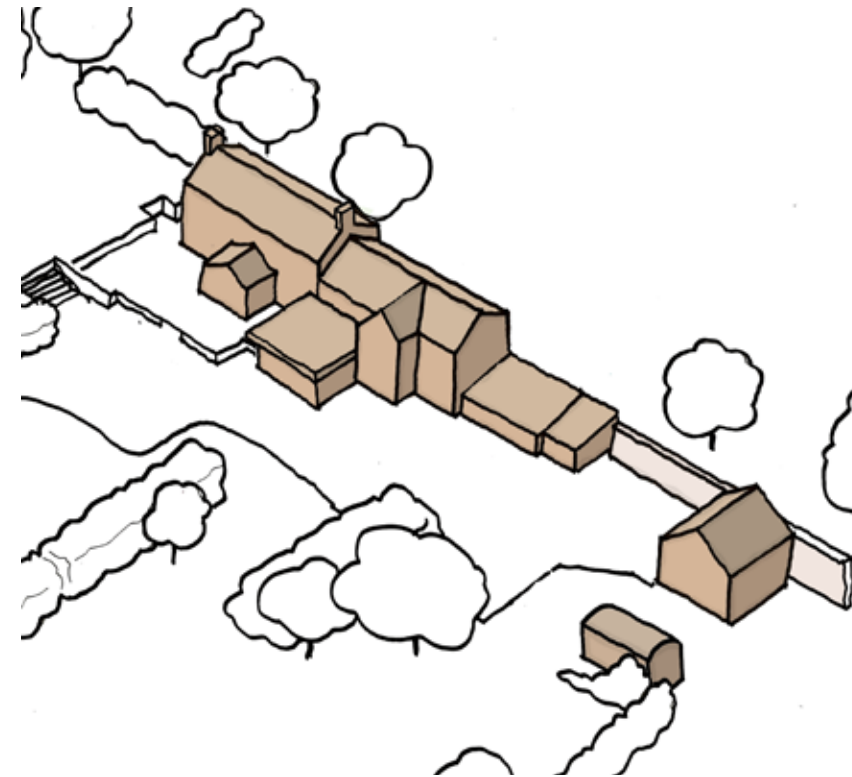
3.1.3 The new massing is organised as follows:

3.1.4 Fig. 2-4 - The flat roof element is extended upwards and a pitched gable end is introduced at this location in a more traditional style. The roof will be connected to the original cottage roof making an L shape for these two forms.

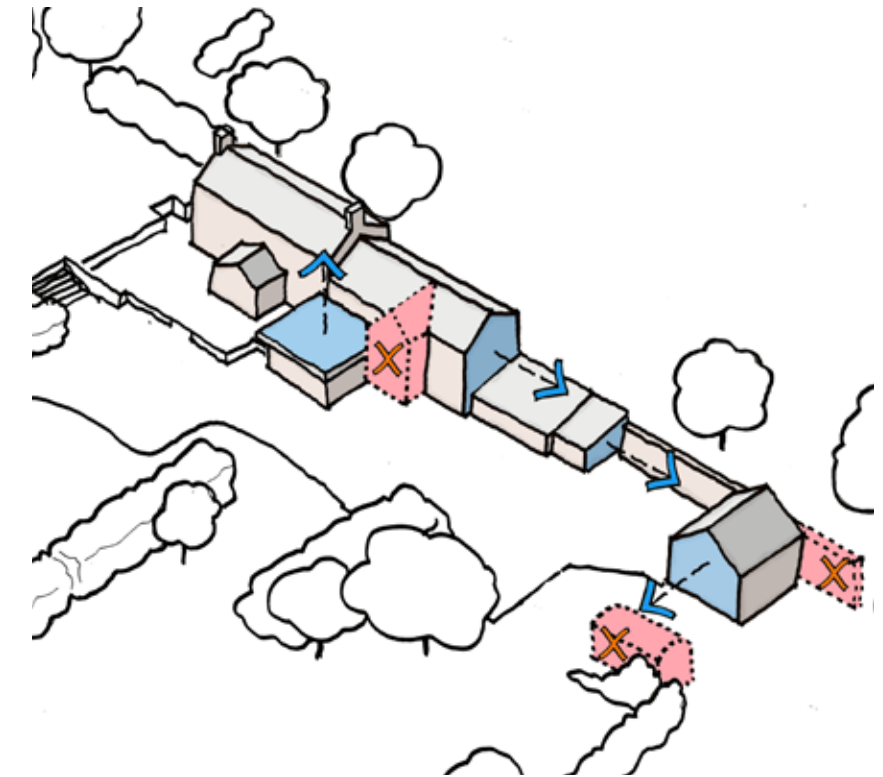
3.1.5 The existing gable is removed and a new, slightly lower volume is introduced at this junction that extends to include the outhouse buildings. In accordance with Chapter 7 of the Cherwell Residential Design Guide, this will follow the architectural style of the existing cottage.

3.1.6 A new single storey connection block is introduced to connect the new house to the barn. This will be a glass and timber construction reflecting the different nature of this element and harking back to the out buildings, one of which was a green house.

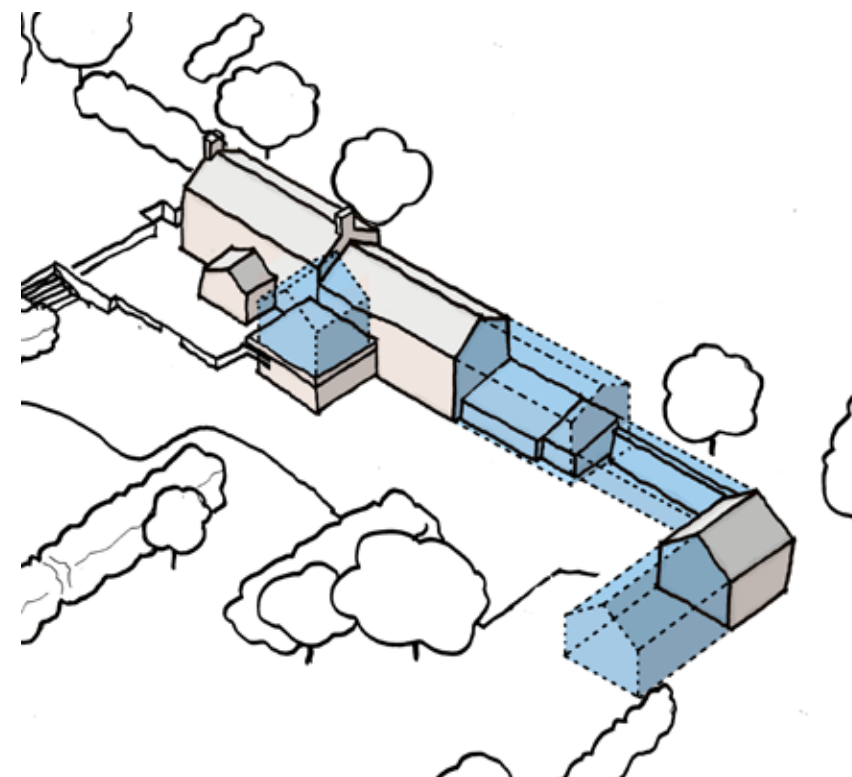
3.1.7 The barn will be demolished and rebuilt in stone to bring the composition of buildings together. The south facade of the barn will have a series of smaller openings reflecting the punched openings in the old stone tithe barns.



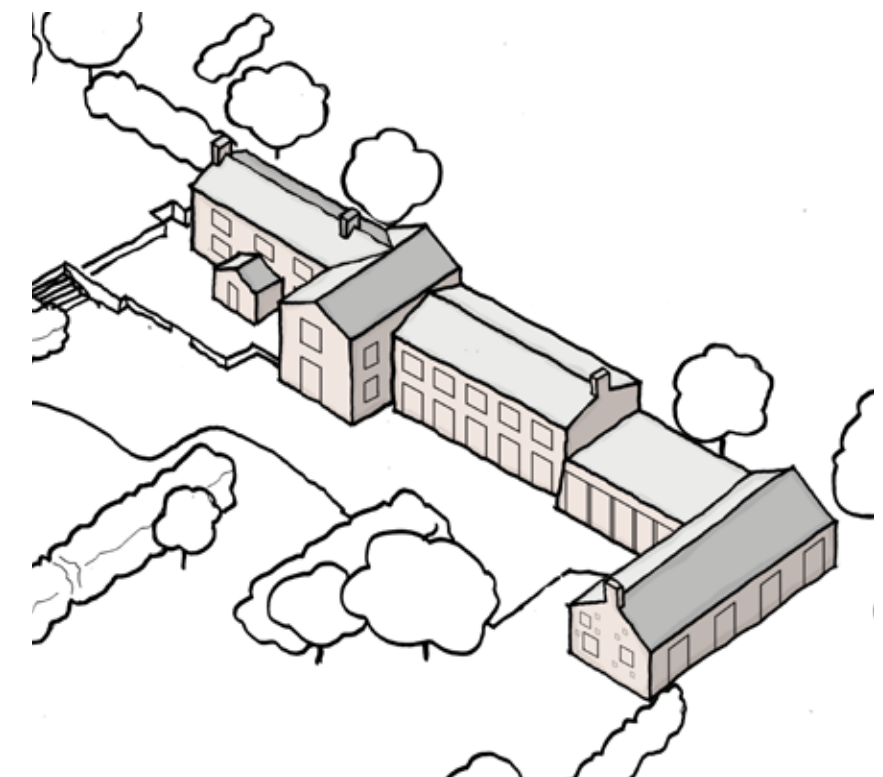
1. Existing buildings with its previous extensions



2. Massing rearrangement



3. Massing extensions and improvements



4. Proposed massing

3.0 The Proposed Design

3.2 Design Evolution

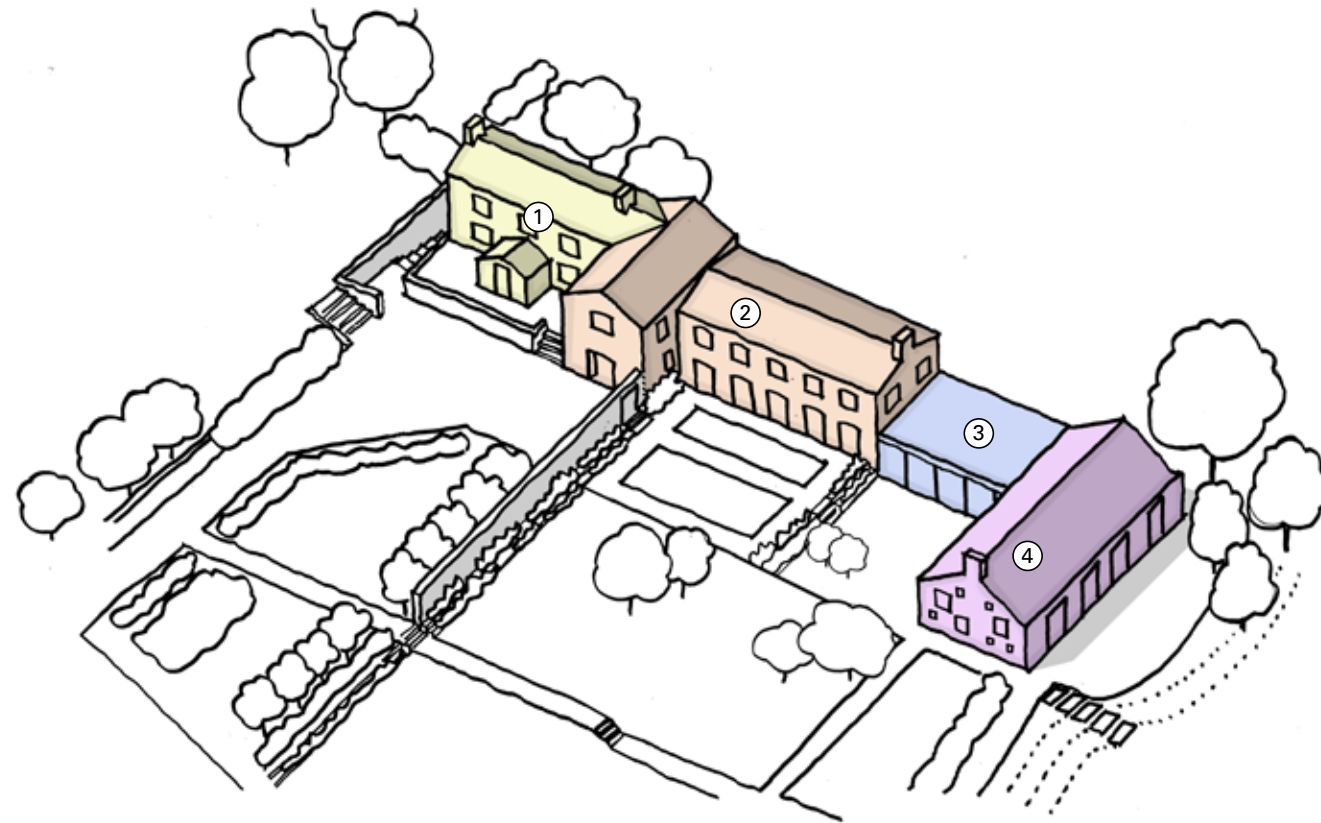
3.2.1 (1) The existing cottage will be rebuilt to current standards with metal framed windows and small square window panes.

3.2.2 (2) The eastern part of the cottage will reflect the architecture of the original cottage and local vernacular in terms of material and window openings.

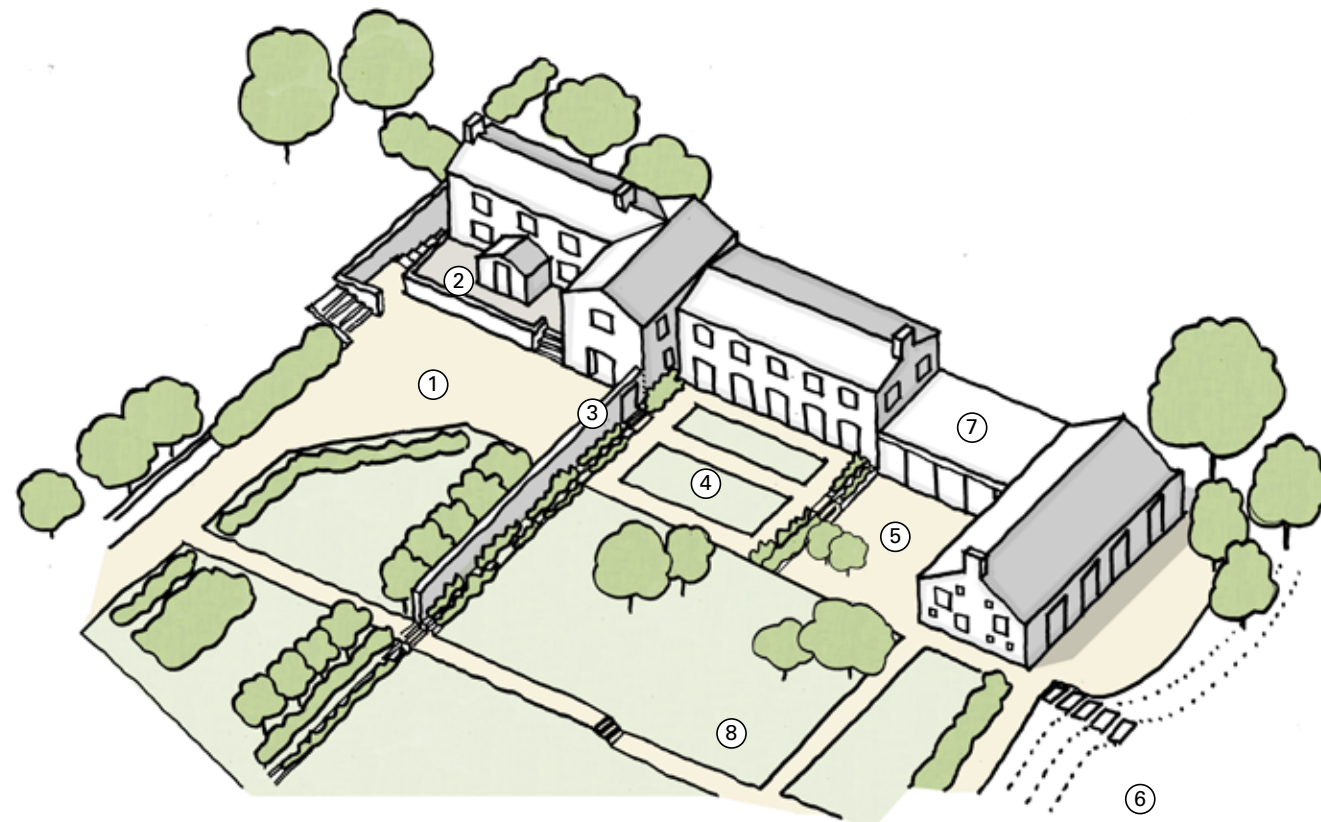
3.2.3 (3) There will be a new timber and glass 'link block' that will connect the house together with the barn but this element will be lower and reflect the link nature and the outbuildings previously in this location. It also helps to break down the massing between the cottage building and the barn.

3.2.4 (4) The new barn will be the social hub of the new house with the living areas located here. It will have a slightly more contemporary design approach but still use the same materials as the main house to unify them together.

3.2.5 The bottom figure illustrates the different landscape spaces adjacent to the property. This and the rest of the garden are described in more detail later.



1.The old house 2. New house 3. Conservatory 4.Barn



1. Pebbled driveway 2. Patio 3. New dividing wall 4. Flower garden 5. Social patio 6. Existing paddock 7. Solar panels on roof 8. Existing informal garden

3.0 The Proposed Design

3.3 Analysis and Improvement

3.3.1 The existing building has a series of small social spaces split across 3 rooms that do not work very well for a young family of 4/5 and for when friends come to visit.

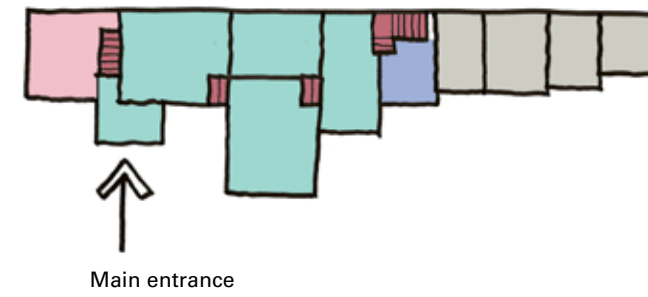
3.3.2 The playroom is currently in the barn at the bottom of the drive which is separated from the main house and not practical for small children.

3.3.3 The proposal seeks to reorganise the house to combine all the social spaces into one area in the barn and link block and all the bedrooms into the existing and new cottage buildings.

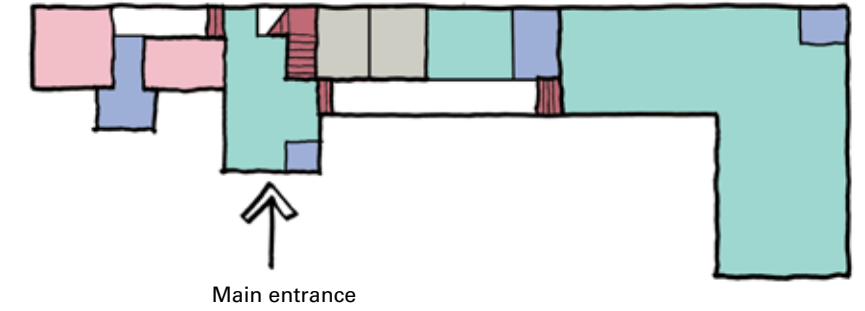
3.3.4 It also seeks to increase the number of bedrooms and bathrooms to accommodate the grown family and to allow space for friends to visit.

3.3.5 It also seeks to upgrade the buildings to the highest energy performance and sustainability criteria.

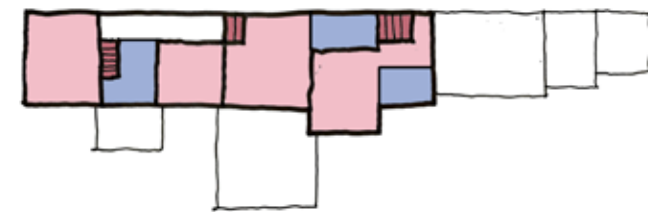
3.3.6 The proposal will retain the basement as existing to prevent disrupting the potential bat hibernation space located there. For further information please refer to the accompanying Ecological Appraisal.



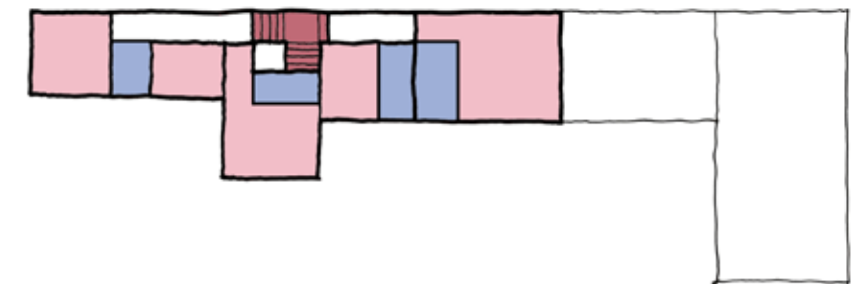
Existing Ground Floor



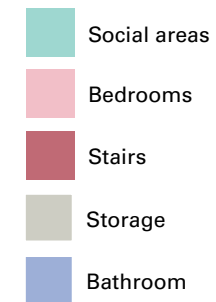
Proposed Ground Floor



Existing First Floor



Proposed First Floor



3.0 The Proposed Design

3.4 Facade evolution

3.4.1 Relationship with existing building

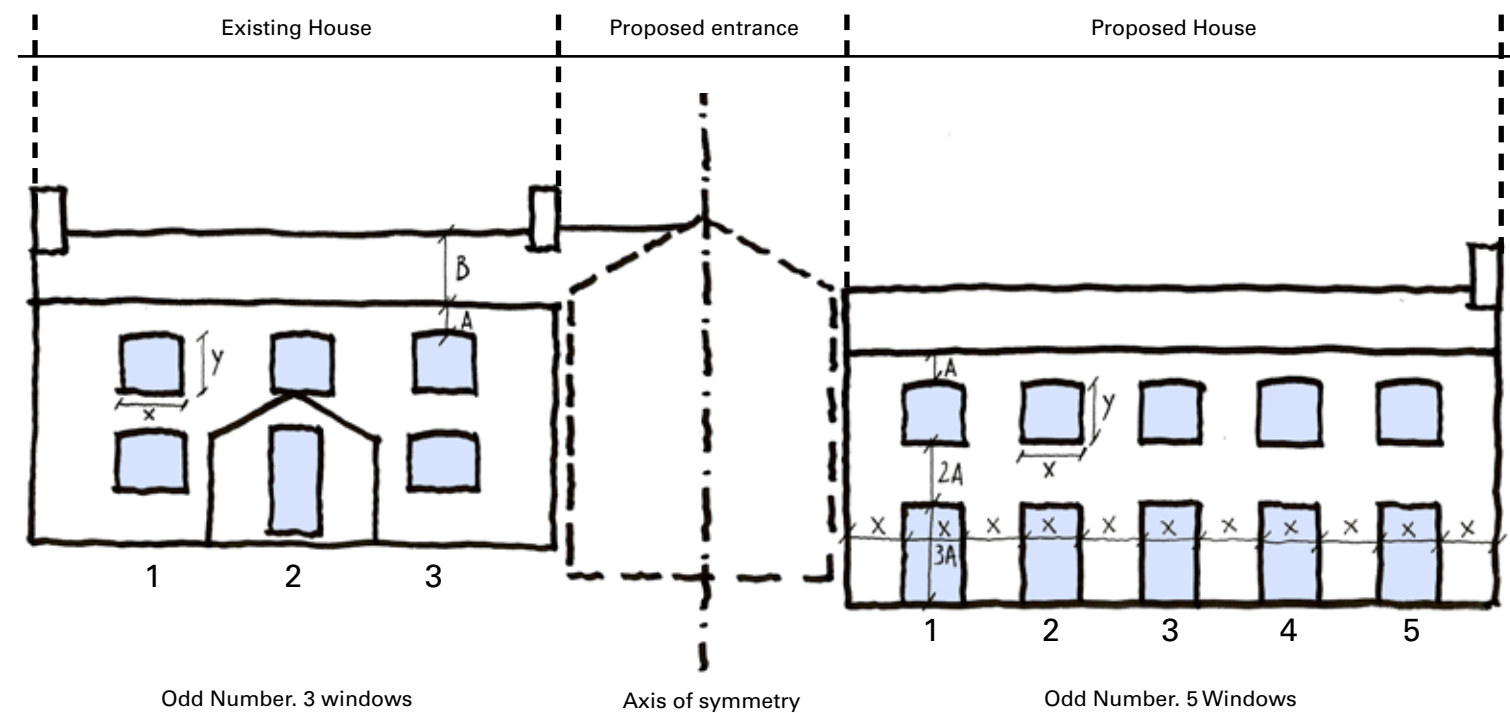
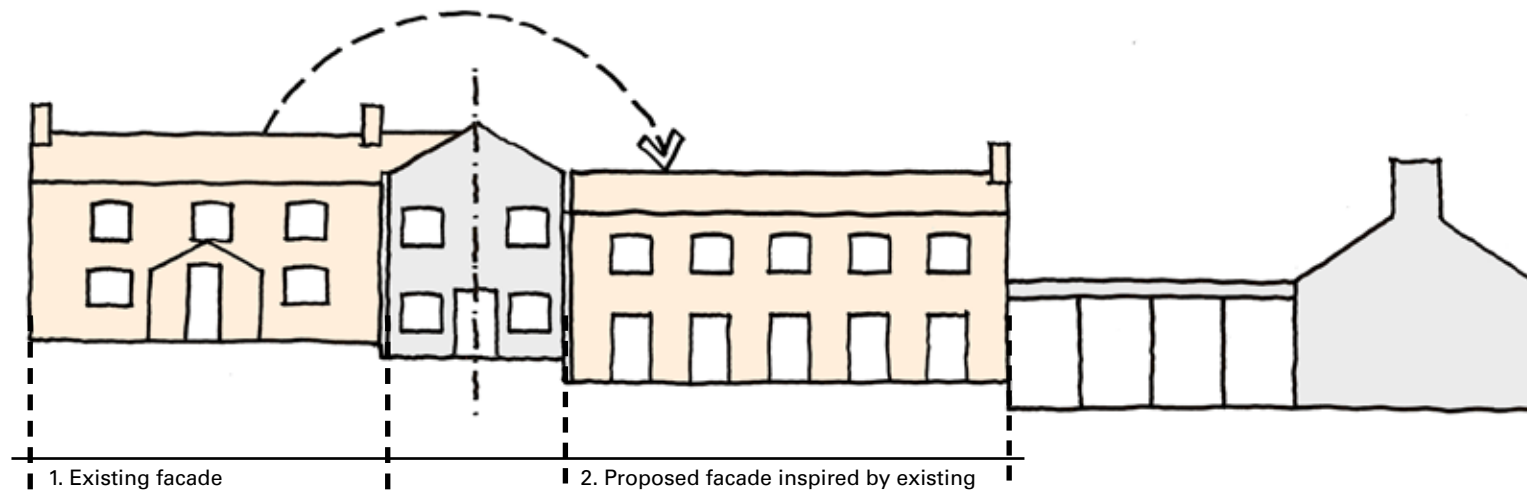
3.4.2 C30 of the Saved Local Plan 1996 and Chapter 7 of the Cherwell Residential Design Guide sets the expectation that facades should be well proportioned and in keeping with the character of its context. The replacement buildings have been carefully considered to respond to this and the existing cottage.

3.4.3 A new gable end is formed in place of the existing flat roof extension that more reflects an appropriate design, size and scale of building than the current flat roof and gable extensions.

3.4.4 An analysis of the window opening sizes and proportions of the original cottage has been made and applied to the new building.

3.4.5 The link building is lower and of different materials to separate that from the main stone forms of the cottage and barn.

3.4.6 Chimneys are proposed across the scheme to retain the character of the existing cottage.



3.0 The Proposed Design

3.5 Precedents and Facade Material Palette

3.5.1 Building typologies

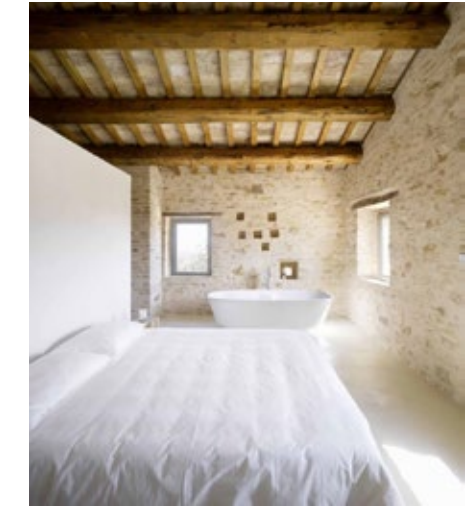
3.5.2 (1) The existing house will be rebuilt to modern standards whilst maintaining the stone aesthetic. The proposal will adopt metal framed windows with small panes to tie in with the rest of the development.

3.5.3 Locally sourced stone will be used to compliment the local vernacular in accordance with Policy C28 of the Saved Local Plan 1996, Policy ESD 3 of the Cherwell Local Plan 2011 and Chapter 7.3 of the Cherwell Residential Design Guide.

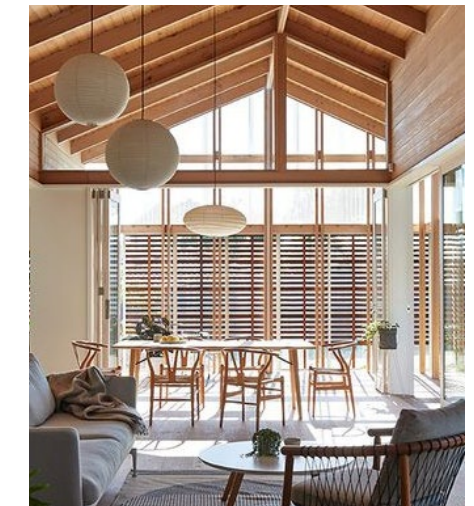
3.5.4 (2) The link block will have a glazed facade with sliding timber shutters to reflect the different nature of that element.

3.5.5 (3) The new barn will employ the same materials as the main house but will be given a slightly more contemporary treatment.

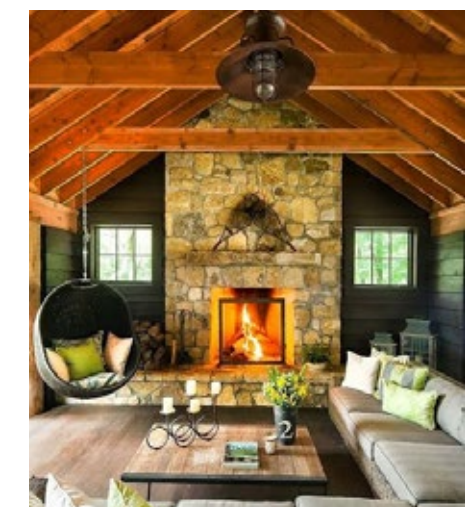
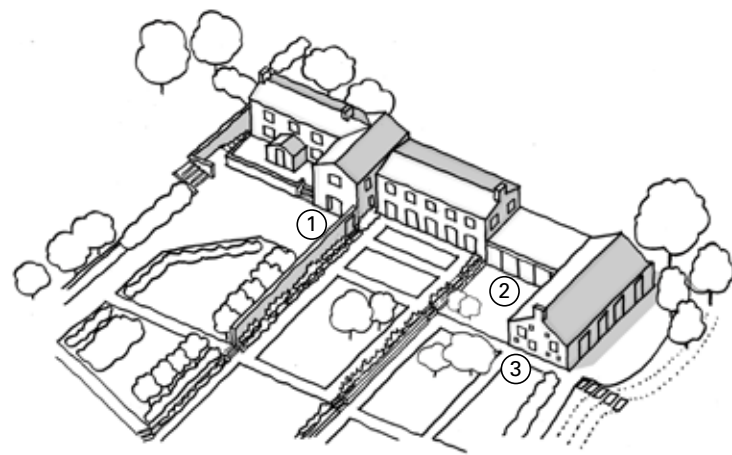
3.5.6 The south wall of the barn, facing out toward the garden, will have a series of small openings reflecting the old tithe barns of the area.



1. House



2. Conservatory



3. Barn

3.0 The Proposed Design

3.5.7 Precedents

3.5.8 Adjacent are some precedent images that reflect the quality of the detailing and materials we intend to use on this project.

3.5.9 The materials will reflect the historic nature of the conservation area with some updated contemporary detailing in places.



Main door



Metal windows



Existing chimneys



Natural swimming pond



Glazed doors



Small window



New chimney



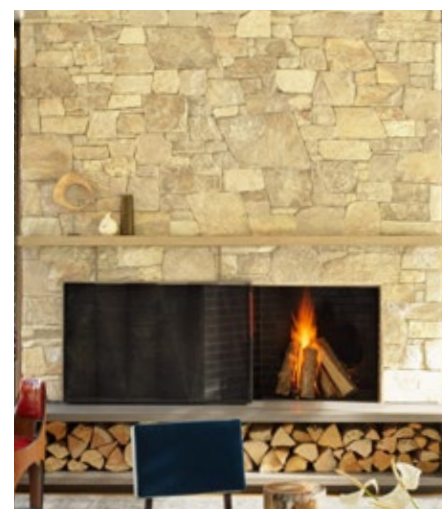
Natural swimming pond



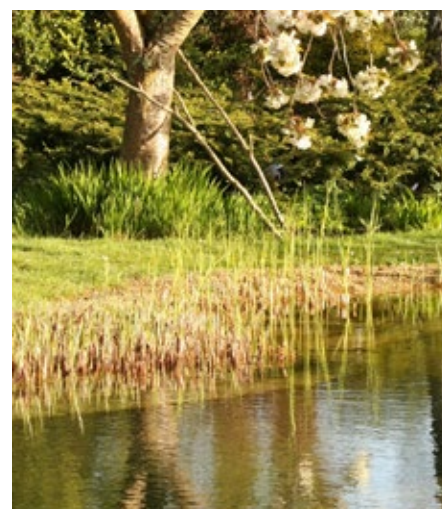
Sliding timber screen



Tithe barn putlog hole



New fireplace



Natural swimming pond

3.0 The Proposed Design

3.6 Landscape

3.6.1 It is planned to try to leave as much of the existing landscape in place as is possible. The proposal works around existing trees and looks to enhance the landscaping where possible.

3.6.2 Currently there is a large driveway that goes past the entire house cutting the house off from the gardens. The proposal seeks to connect the garden to the house by limiting car and vehicle circulation to the area outside the original cottage.

3.6.3 (1) The arrival area where cars can be parked and delivery vehicles can turn around and exit. This will be a gravel area with light coloured limestone shingles as per the existing situation.

3.6.4 (2) The existing patio outside the cottage will be reduced in size and landscaped with soft planting to soften the edge to the house.

3.6.5 A wall with a gate in it will be introduced between the entrance courtyard and the rest of the garden. This will serve to screen off the cars and arrival area and past this point the house and the gardens become connected.

3.6.6 (3) The first terrace outside the eastern side of the cottage will have a series of raised beds incorporating a herb garden and cutting flowers which are good for pollinators and add vegetation to what is currently a gravel expanse.

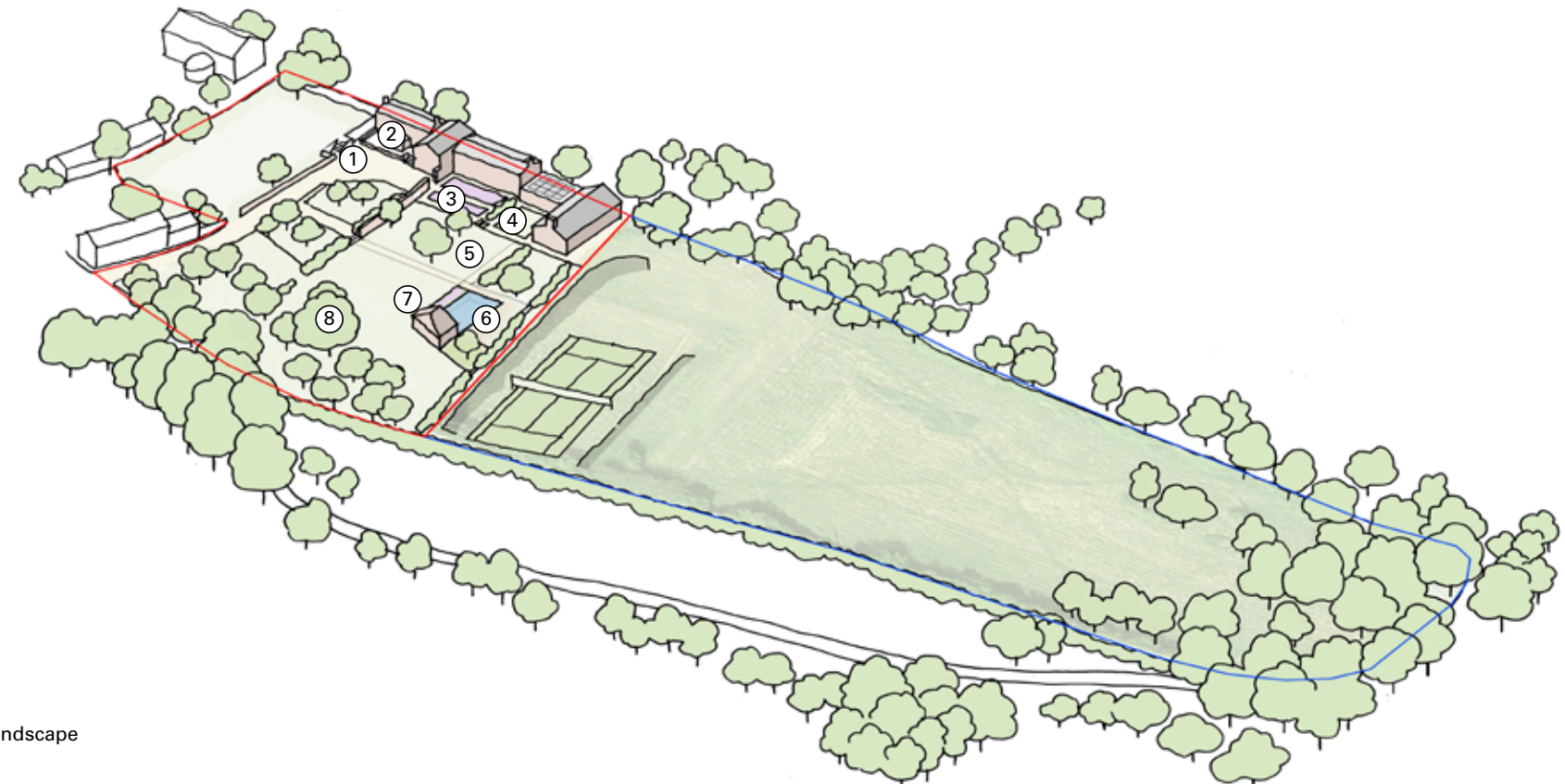
3.6.7 (4) The area outside the barn on the West side will be a hard landscape social space.

3.6.8 (5) Beyond the social space, much of the existing garden will be retained and connect the social space to the natural pool with stepping stones to blur the hard and soft textures and maintain the informal aesthetic.

3.6.9 (6) A natural water swimming pond will be created to enhance the biodiversity of the landscaping whilst responding to the scale and location of the barn.

3.6.10 (7) A small single storey pool house will be erected next to the natural pond to house pool facilities. The materiality will be stone to match the main property.

3.6.11 The tennis court and paddock area will remain as it is for now.



Proposed Landscape



1. Front arrival area



2. Soft Landscaping outside front porch



3. Raised Planters outside new cottage.



4. Social space



5. Stepping stone paths



6. Natural swimming pool



7. Pool House



8. Existing garden largely retained



Existing view 1



Proposed view 1

3.0 The Proposed Design

3.7 View 1

3.7.1 View one looks from the top lawn eastwards down the site.

3.7.2 The existing cottage is to be rebuilt.

3.7.3 The flat roof extension is removed and a new gable is constructed in its place that incorporates the new entrance to the house.

3.7.4 A wall connecting the existing hedge and the house is introduced to separate the entrance driveway and car area from the garden and social areas.

3.7.5 In the background you can see the new cottage and connecting barn.

3.0 The Proposed Design

3.8 View 2

3.8.1 Please note that the existing trees have been removed from the proposed image so you can see the architecture. They will be mostly be retained.

3.8.2 This view shows the end of the new barn and the small dotted window openings which reflect the tithe barns of the local area.

3.8.3 You can also see the rest of the house in the distance revealing the way the house steps up with the landscape and the dividing wall between the entrance courtyard and the garden spaces.

3.8.4 The proposal has been designed so that vents and flues track to the rear facade where possible, in accordance with Chapter 7.4.5 of the Cherwell Residential Design Guidance.



Existing view 2



Proposed view 2



Existing view 3



Proposed view 3

3.0 The Proposed Design

3.9 View 3

- 3.9.1 This view is taken just after you have walked through the gate from the driveway area to the garden area.
- 3.9.2 You can see the new cottage on the left hand side that shares the characteristics of the existing cottage.
- 3.9.3 Outside that will be a series of raised beds acting as a herb garden with cutting flowers.
- 3.9.4 The single storey link block is shown in the middle ground in timber and glass, showing the separation between the main house and the barn.
- 3.9.5 The stone barn, which houses the main social spaces of the new house, is shown in the distance.
- 3.9.6 It draws its architectural language from the stone tithe barns found in the wider area.
- 3.9.7 In front of that is the hard landscaped social courtyard.

3.0 The Proposed Design

3.10 Construction Site Access

3.10.1 Cow Lane is used as access for the farmer so it is not unusual to have big vehicles travel down Cow Lane from time to time.

3.10.2 The difficulty comes in site vehicles making a 90 degree turn into a narrow driveway and this could cause disturbance and inconvenience to local people.

3.10.3 To minimise the disruption to local people with site traffic and to facilitate the ease of vehicles manoeuvring into the site it is proposed to remove two trees from the boundary edge and clear some planting to allow a vehicle to enter directly into the site without having to make a difficult turn.

3.10.4 Vehicles will enter and exit the site this way and drive across the lawn to be away from other houses.

3.10.5 When the works are complete new semi-mature trees will be planted to revert the entrance back to a similar condition.

3.10.6 To provide a more attractive entrance it is proposed to extend the existing stone boundary wall in front of the new vegetation and wrap around a small timber enclosure to store the wheelie bins. This will provide a nicer outlook than the existing situation and will ensure that the width of the public road is maximised.

3.10.7 For further information on construction traffic management please refer to the Construction & Traffic Management Plan prepared by M-EC as an accompanying document to this planning application.



Proposed path for construction traffic. For further detail please refer to the accompanying CTMP



Site access image

Remove trees to allow site access.
Replant new trees at completion of project and add small enclosure for wheelie bins to restore and enhance the site boundary condition.

4.0 Access

4.0.1 All access onto the site, into the building, within the dwelling and throughout the landscaping will be designed to satisfy Part M of the Approved Documents.

4.1 Site Access and Approaching the Building

4.1.1 Access from Cow Lane onto site will remain as existing. At the threshold between the site and Cow Lane, the level is relatively flat and remains so until the drive opens up in front of the property; where the gradient then gently declines. Please refer to accompanying topographical survey for more information.

4.2 Parking

4.2.1 The existing parking arrangements are dispersed across the driveway which runs along the length of the property. Not only does this arrangement cut the house off from the garden, but is also characterised by the steep slope across the site, presenting accessibility issues for both cars and people walking to the entrance of the property.

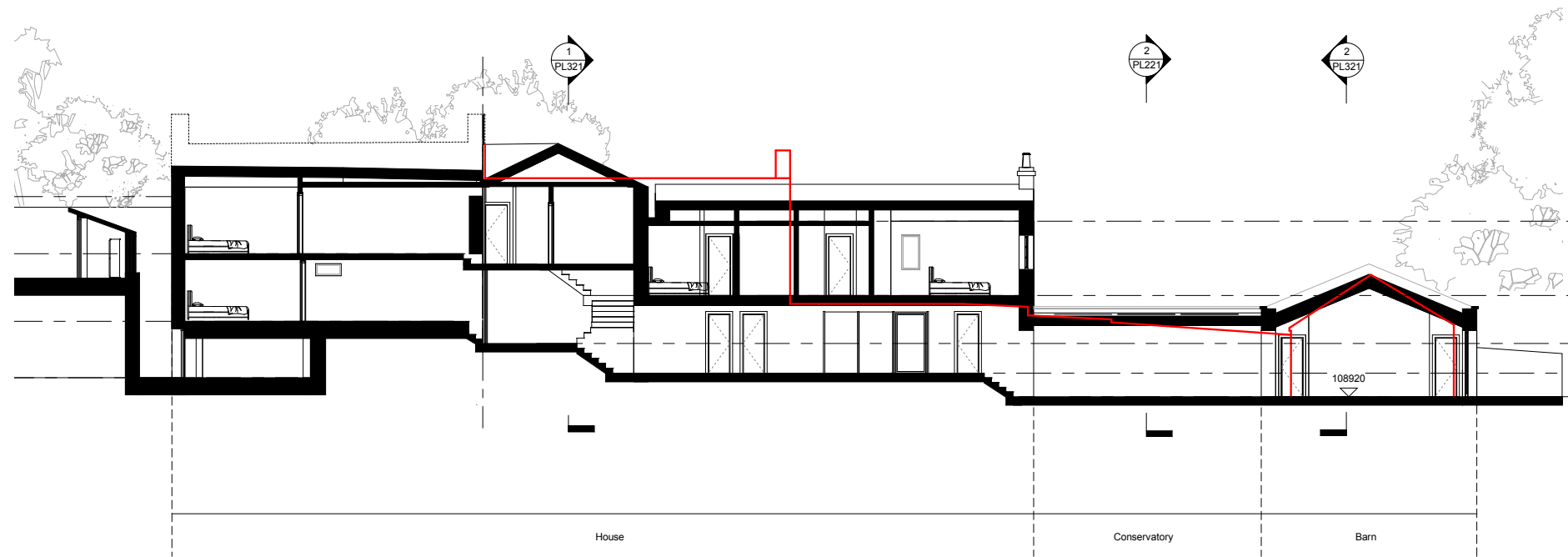
4.2.2 To remedy this, the landscaping will be organised so that all parking is contained in front of the existing cottage. This will provide a more accessible journey between vehicles and the entrance of the property and aligns with the principles set out in Policy PH5 of the Mid-Cherwell Neighbourhood Plan. The maximum travel distance from a car park space to the entrance is 16 metres with all spaces allowing for easy access to the entrance. It is expected that the driveway will be able to accommodate five cars at any one time which matches the existing and is more than adequate for the Applicant. The proposed arrangement will not result in the exacerbation of on-street parking in the local area as highlighted in Policy PH6 of the Mid-Cherwell Neighbourhood Plan.

4.3 Negotiating the Entrance Door

4.3.1 The entrance door will have a minimum clear width of 800mm and a 300mm space will be allowed for, adjacent to the door, to allow for wheelchair accessibility. The entrance will be clearly demarcated through a tall large scale door, relying on typical architectural language associated with a principal entrance to inform a new user. At night, lighting will further enhance the entrance providing clear notification of how to enter.



View of the proposed entrance with contained car parking area



Section through the building illustrating the level changes

4.0 Access

4.4 Horizontal Internal Access

4.4.1 All habitable spaces will have level access to a WC, including the main entrance, to satisfy M1 of the Approved Document Part M.

4.4.2 All new internal corridors will be a minimum of 1200mm to allow for 90 degree turning into habitable rooms. All internal doors will provide a minimum clear opening of 750mm but where the approach requires a 90 degree turn, a clear width of 775mm will be allowed for.

4.5 Vertical Internal Access

4.5.1 Due to the topography of the site there are various level changes within the building. Although this cannot be avoided, the proposal looks to rationalise the level changes to help zone the different spaces within the building. It has also been used to reduce the overall height of buildings whilst providing high quality internal spaces.

4.5.2 Stairs will have a minimum clear width of 900mm, have handrails on both sides and rising and going to meet guidance set out in the Approved Document K.

4.6 Sockets and Switches

4.6.1 Access to sockets and switches will be maintained by providing sockets no lower than 450mm above FFL and switches no higher than 1200mm above FFL to satisfy Approved Document M.

5.0 Sustainable Design

5.1 Improving the existing

5.1.1 The proposal looks to dramatically improve the energy and thermal performance of the house by rebuilding it to the highest modern standards. Consideration has been given to Policies ESD 1-5 of the Local Plan 2031, Chapter 7.1 of the Cherwell Residential Design Guide and C28 & C30 of the Saved Local Plan 1996 to help guide design decisions.

5.1.2 Due to the tight width of the existing cottage, retrospective installation of insulation would not be viable and would detract from the building's character. By rebuilding the cottage we can improve the performance and reduce energy consumption in accordance with ESD 2.

5.1.3 The existing cottage roof is in poor condition so required replacing. The new build will retain the max height of the roof and materiality of the existing.

5.1.4 Defects in the stone facade of the existing cottage required attention. The new build will replicate the existing style whilst improving the performance and sustainability of the walls.

5.1.5 The proposal will largely follow the footprint of the existing house and outbuildings to maximise the use of established foundations and minimise the reduction of soft landscaping in accordance with Policy PD5 of the Mid-Cherwell Neighbourhood Plan.

5.2 Heating

5.2.1 We have explored different methods of heating the property and are considering either air source heat pumps or a fully electric system and purchasing electricity from a renewable supplier.

5.2.2 Air source heat pumps are an efficient way to meet the heating and domestic hot water demand as they typically produce three to four times as much energy as they use (depending on the external temperature). They will remove the property's reliance on fossil fuels as they are powered by electricity. Storage tanks will be used to spread the peak demand across the day. This will provide a reduction of NOX emissions in the area, improving the local air quality as the existing strategy uses a Gas Boiler. The principle of this aligns with Policy ESD 2 of the Local Plan 2031.

5.2.3 Included in this application is the provision for an enclosure to house the ASHP if this solution is adopted.

5.2.4 The units need to be situated on an externally louvred enclosure to provide the constant supply of outdoor air that they need to operate. To be in keeping with its surroundings the enclosure will follow the same design criteria as the main property with regards to materiality.



Passive solar design implemented in the proposed scheme

5.0 Sustainable Design

5.3 Passive Solar Design

5.3.1 Passive solar design has been considered throughout the design development in accordance with Policy ESD 1 and Chapter 8.3 of the Cherwell Residential Design Guidance.

5.3.2 Barn - The proposal looks to maximise passive solar lighting in the main living areas with larger windows, whilst following the same language as the windows in the main house. This will reduce the artificial lighting needed in the space.

5.3.3 Conservatory - This will house the largest stretch of glazing and to minimise its solar gain we are proposing to install a solar shading system in front of the glazing.

5.3.4 House - Windows to the sleeping areas are smaller to prevent overheating and mimic the dimensions of the windows of the existing cottage.

5.3.5 The ground floor structural slab will be concrete to provide thermal mass to the floor.

5.3.6 Solar photovoltaic panels are proposed on the flat roof of the link block to harness the use of renewable energy in accordance with Policy ESD 5 and Chapter 8.4 of the Cherwell Residential Design Guidance. The stone parapet to the north boundary will conceal them from view.

5.4 Ventilation

5.4.1 Natural ventilation is proposed throughout the property as expected from a property of this style and scale. This will reduce the energy consumption of the property.

5.5 Materials

5.5.1 Locally sourced stone will be used to match the rest of the village and to reduce the carbon footprint of material delivery. This follows the guidance set out in Policy C28 of the Saved Local Plan 1996, Policy ESD 3 of the Cherwell Local Plan 2011 and Chapter 7.3 of the Cherwell Residential Design Guide.

5.5.2 Materials gained from the demolition works will be used as aggregates if possible in any groundworks as per Chapter 8.3 of the Cherwell Residential Design Guidance.

5.5.3 All timber used will be from PEFC or FSC certified sources.

6.0 Proposed Illustrations



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Site Plan

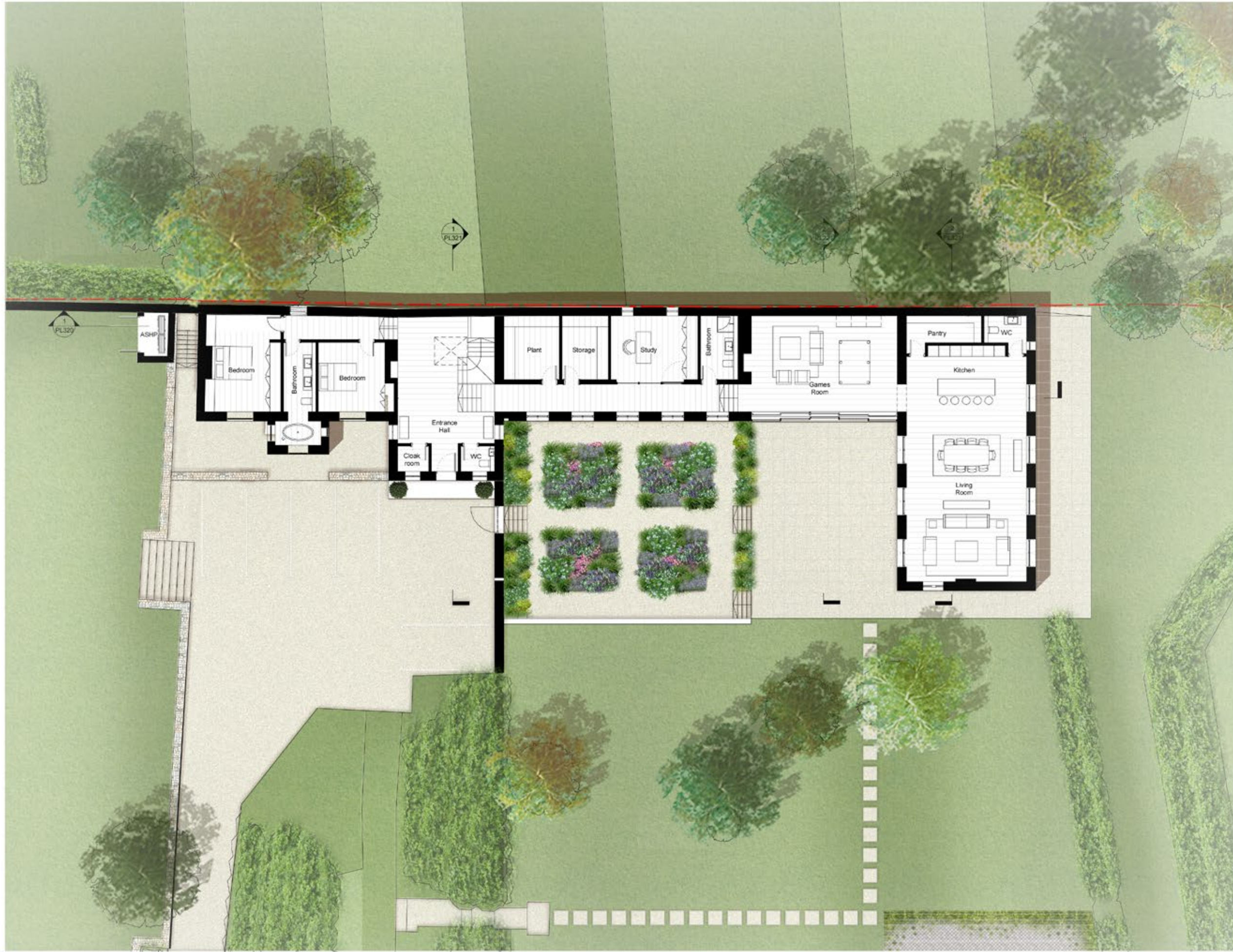
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Planning

Drawn	Date	Scale @ ISO A1	Job Number
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Drawing Number			Revision
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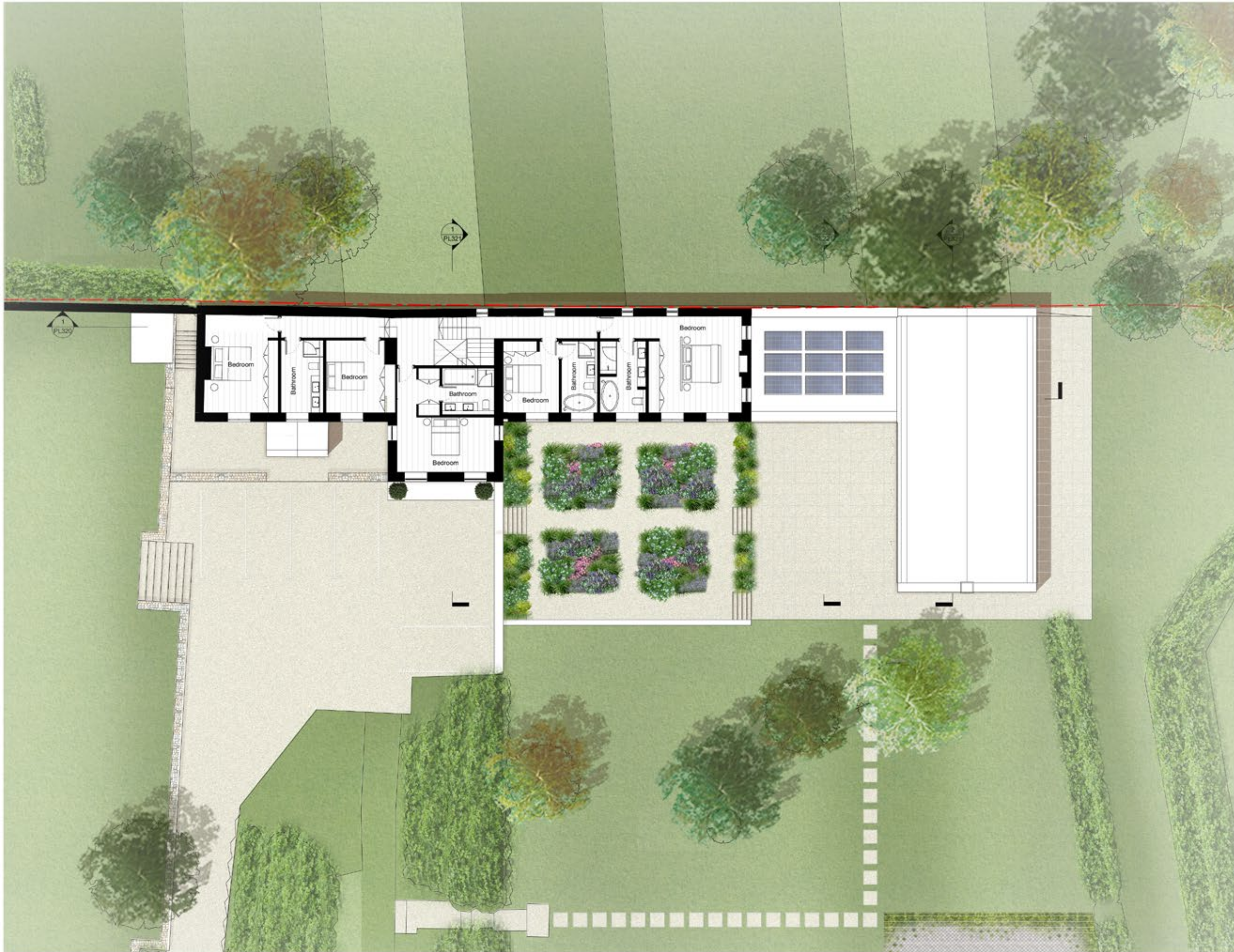
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Ground Floor Plan

Status	Planning		
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First Floor Plan

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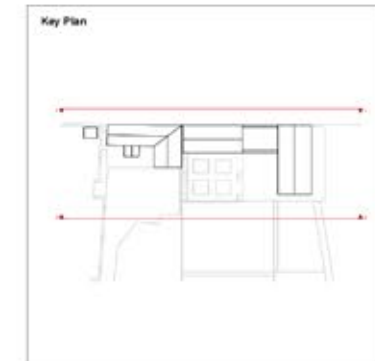
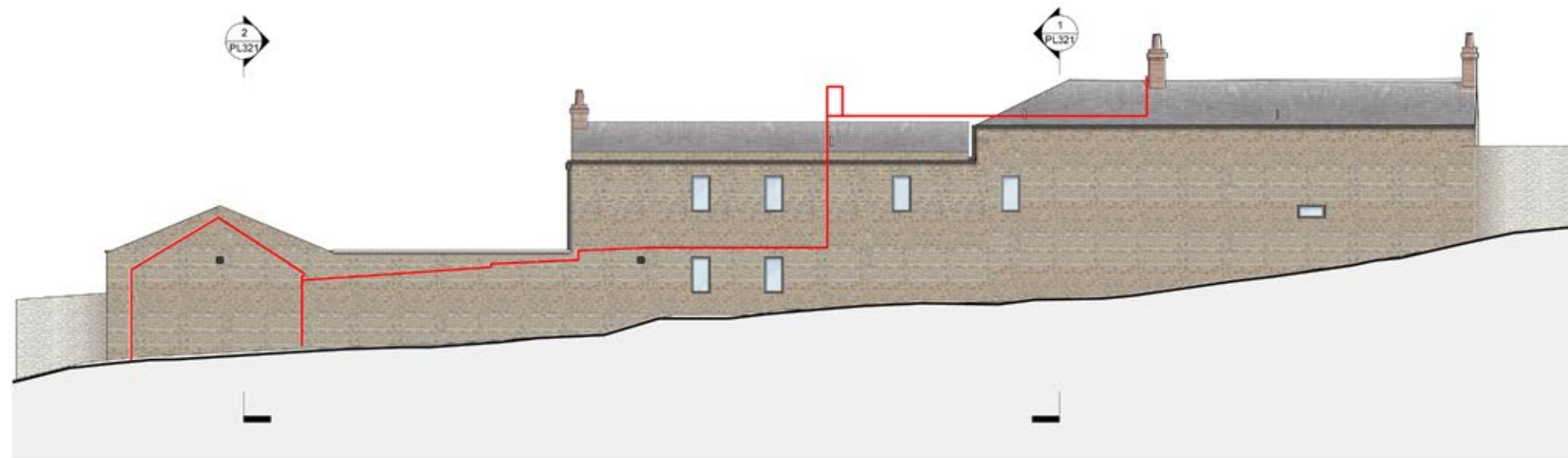
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Roof Plan

Status
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Existing Outline

1 Proposed North Elevation
1:100



2 Proposed South Elevation
1:100



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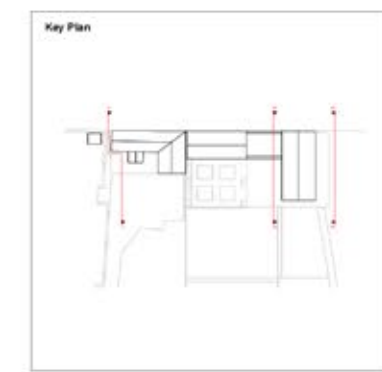
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North & South Elevations

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1 Proposed West Elevation
1 : 100



2 Proposed Barn West Elevation
1 : 100



3 Proposed East Elevation
1 : 100



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