

PLANNING, DESIGN & ACCESS STATEMENT

Prepared for:

The Bothy, Brashfield House, Caversfield, Oxfordshire
OX27 8RE



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1. Introduction - The Proposal

The proposal is to extend the existing kitchen with a single storey flat roof extension to improve the flow of the house and create a light central family area for the new owners rather than the dark narrow separate kitchen and dining area that is there now. The proposal also includes a new external car port to be positioned to create an area to park cars away from the house rather than having to cross the existing garden space therefore ensuring the safety of the homeowners children & pets. A gravel drive will be created to support this. A separate workshop is proposed to make better use of the old dog kennel and unsightly concrete slab it sits on.

2. Property History

The Bothy is a large, 5 bed family dwelling, with a Gross Internal Area (incl. garage) of 4586sq/ft, located at the end of a long private driveway in the conservation area, near to the former RAF Bicester.

The property was originally stable's and pig styes before the previous owners converted it to their family home in 1983. It was extended in 1992 with a two-storey element to add a new master bedroom, games room, workshop and double garage.



Fig. 1: The Bothy as viewed from existing vehicular access

3. Current setting & Materials

The existing house sits on a substantially sized plot which enjoys a great deal of privacy due to its secluded and well screened location, largely due to the many established trees, hedge-rows and high stone boundary walls. The building is predominantly built of natural stone, with large panels of stained timber boarding to the 1999 two-storey addition.

Behind the rear North-west facing boundary is a car-park which serves a housing estate with predominantly terraced two storey brick houses which cannot be seen from the existing property mainly due to the tall established trees and hedging which provide excellent screening and privacy.



Fig. 2: Existing Rear of property (North-West Facing) with continuous 3.5m high dense Coniferous hedge-row

Approximately 46 metres from the South-East facing boundary lies Brashfield House which is a Grade II Listed Building, originally built to a Gothic-Revival style in 1871. The original building is now subdivided into separate dwelling houses. To the North of Brashfield House lies The Coach House which is a large 2 storey house built from natural stone.



Fig. 3: Brashfield House

4. Cherwell Local Plan

Relevant saved local plan policy includes the following:

POLICY C30

“Design control will be exercised to ensure:

- i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
- ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
- iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.”

5. Design Rationale & Key design criteria

There will be no significant impact on the neighbouring amenity for the following reasons:

-The new extension will be oak framed and deliberately low to match with the existing building. Therefore there will be minimal change to the front elevation.

-The fenestration to windows will follow similar lines with stone quoins or surrounds, although the windows themselves will be simplified with single horizontal glazing bars instead of the busy lead lattice which tends to cut out a great deal of natural light to the internal spaces.

-The form and proportions of the extensions have been sensitively designed to be sympathetic to both the existing building and the surrounding buildings. Windows have been sized appropriately to suit the hierarchy of the elevations.

-Due to the many substantial trees and hedge-rows along the boundaries, together with the considerable distance away from neighbouring properties, the new additions will not reduce privacy or natural light in any way. *(See Fig's 1, 2 & 3 for photos of existing views from the existing dormers of Plot 1 to demonstrate the distance and screening)*



Fig.4 - View towards Brashfield House from existing Dormer windows



Fig.5 - Eastern View towards The Coach House from existing dormer windows

Proposed Carport

The new carport has been sensitively designed with deliberate low roof pitches and clad with natural oak boarding to provide a soft appearance intended to blend with the backdrop of the large trees along the South-Eastern boundary. With the car port being approximately some 45 metres away from the face of Brashfield house, there will be no impact on the neighbouring amenity. New trees could be planted if wished to provide further screening.

Parking/Refuse

The design retains all current off-street parking within newly designed garages with space for refuse storage. collection from the dwelling will remain the same.

Character and appearance

The proposal will not cause material harm to the character and appearance of the surrounding area and as such the proposal is considered fully in accordance with the relevant policies of the adopted local plan and the National Planning Policy Framework.

6. Summary

The proposal is in-keeping with the character of the area and is of a design that is appropriate to its surroundings and is therefore fully in accordance with the national guidance and saved local planning policies

The proposed extensions 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.

Overall, the proposals will provide a well-proportioned and visually appealing enhancement to the surrounding context.