



Proposed Development land adjoining
Cotefield House, Bodicote, Banbury
Design and Access Statement

May 2021



154 Cowley Road, Oxford, OX4 1UE

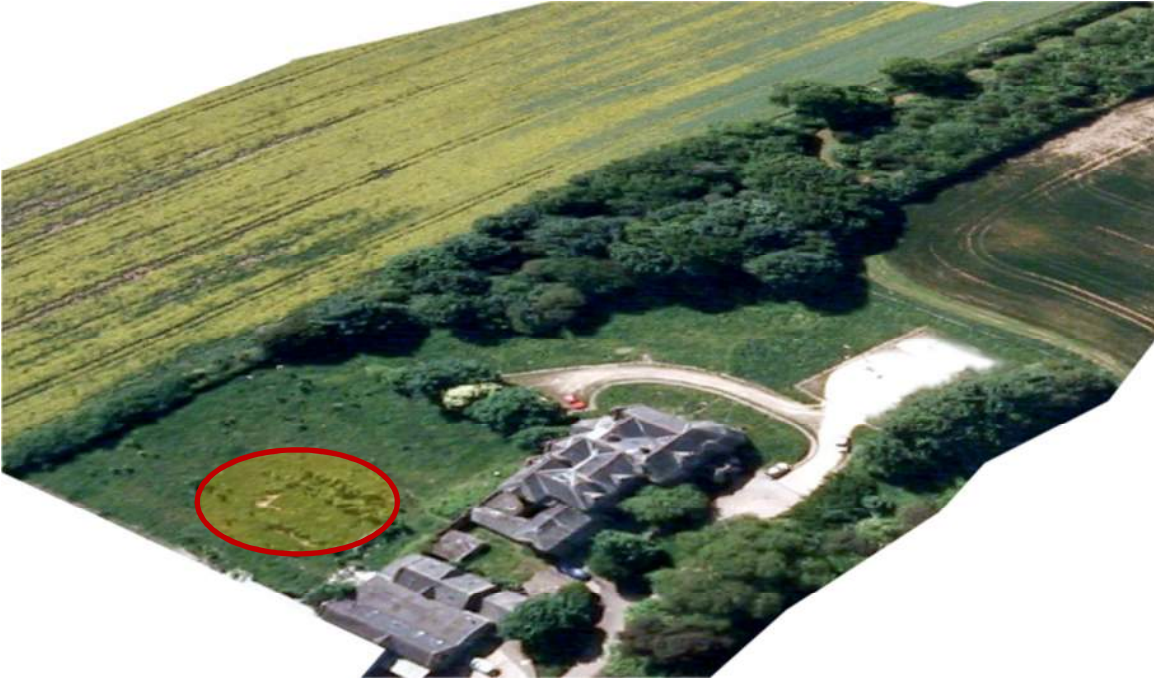
This Design and Access Statement is offered in support of the planning application for the proposed development.

Site Description



The site has an area of approximately 2148 sqm. The site is in a plot of land off Oxford Road on the outskirts of Banbury. It contains a large building which is adjacent to farm outbuildings and an auctioneer's yard. Access to the property is directly off the Oxford Road.

Site Context



The property has about 22 existing off road parking spaces with 12 additional proposed and is surrounded by large gardens and a copse.

The area has transport links to Banbury city centre.



Location of the proposal





Layout of a typical ground floor

Design Principles

This proposal contains 5 x 2 bed room houses with private gardens. Each unit is 71.5 - 72.0 m² and located at the area to the north-east of existing Cotefield house.

This proposal is within the built limit of the area. The relationship with the surrounding built form and visual area retains the character of the surrounding buildings, especially with the adjacent outhouse in form and mass.

It is subservient to the main building on site.

It is compatible with the appearance, character, layout and scale of the dwellings in the vicinity. Sufficient amenity space is provided for each house.

Adequate car parking spaces, refuse and a dedicated cycle store to the side of the property is proposed.

The parking area has been designed with additional shrubs to enhance the existing boundary to west/south-west.

Trees on this site will be integrated into the new proposed landscape which is designed on the basis of the ecological survey's recommendations.



The materials proposed on site are to match the existing;

Sash windows with vertical emphasis, stone cladding and the slate pitch roof with roof elements such as eaves and verge detailing in line with the existing outbuilding,

Appropriate sized landscaped will act as a buffer to the larger building at the north with some areas for wild life and nature spots between are proposed. Bin and cycle stores are located discreetly and designed to integrate.

Sustainable Design Strategy

The project is committed to providing houses that incorporates sustainable design features. In all aspects of the proposal, sound design principles have been adopted to outline achievable sustainable design strategies;

- Main building parts including energy efficient walls.
- Where possible, use of materials that have low VOC emissions.
- Specification of energy saving devices, appliances and fittings.
- The proposal has been designed to conform with and where possible exceed current Building Regulations Documents.

Noise Impact Assessment

We do not foresee any increases in current noise levels.
A noise impact assessment is provided as part of the application.

Daylight and Sunlight Assessment

Our proposals have been designed and developed with respect to BRE's daylight criteria.

Summary Statement

We believe our application fully conforms to local and national government policy guidance. This proposal represents a sensible, well-balanced use of the site which positively responds to the context.

