

**Wincote**

**Design and Access Statement Addendum**

## **1.0 Introduction**

1.1 This document outlines the Minor Material Amendments to the previous application at Wincote, Cow Lane, Steeple Aston, Oxfordshire. OX2 4SG.

1.2 The original application that was consented is listed as number: 21/02366/F. The proposed development relates to the demolition of the existing buildings and their replacement with a new home.

## **2.0 Consented Non Material Amendment**

2.1 A non material amendment to 21/02366/F was submitted on the 3rd December 2021 and was listed as 21/04010/NMA.

2.2 The amendments included:

- Demolition and reconstruction of the basement to current building standards.

- Basement walls to be brought into alignment with the external walls to rationalise the structure.

- Basement to be excavated (c. 500mm) to improve the internal heights and allow the existing window sill locations to meet building regulations.

- Enclosure to be constructed around the rebuilt external stair to improve the existing drainage condition and to provide an opportunity for bats to inhabit.

- Door to new enclosure to have an inset grille for improved bat access.

- ASHP enclosure to be moved above the stair to reduce the development's footprint and add lateral stability to the retaining walls.

2.3 The non material amendment was consented on the 21st December 2021.

### **3.0 Minor Material Amendment**

Following consultation with the Planning Case Officer, a Minor Material Amendment was required to approve an amendment to the imposed stone under Condition 4.

#### **3.1 Amendment to Planning Condition 4 requiring the new building to be built in ironstone.**

3.1.1 This document proposes that the new building be constructed from limestone rather than ironstone and demonstrates that this reflects the character of the conservation area and creates a better looking building.

### **4.0 Non Material Amendments**

Following consultation with the Planning Case Officer, a Non Material Amendment is suitable for the minor changes that have occurred through design development. They are as follows:

#### **4.1 Amendment to North Elevation**

4.1.1 It is proposed to move one window in the north elevation to suit the developed layouts.

4.1.2 The window style in the north facade to match the rest of the property.

#### **4.2 Amendment to the entrance**

4.2.1 It is proposed to add a small timber porch to the front door to provide a softer and more sympathetic entrance.

#### **4.3 Amendment to the footprint of the barn building**

4.3.1 It is proposed to increase the length of the barn by 1m to the south to accommodate the resolution of details to the fireplace, flue, kitchen and pantry design without having a detrimental impact on the consented living spaces.

4.3.2 The hard landscaping footprint has increased to maintain the consented access widths around the barn.

4.3.3 The width of the barn terrace has increased by 800mm to accommodate a stair, ensuring that connection to the east area of the garden is retained.

#### **4.4 Amendment to Master Bedroom windows on first floor east**

elevation.

4.4.1 It is proposed to reduce these two windows in plan due to internal interior design development. They are also to adopt the crittle style to match the rest of the property.

#### **4.5 Amendment to the first floor south bedroom and entrance hall windows on the east and west elevations.**

4.5.1 It is proposed to centre these windows to the bedroom to better suit the internal interior design.

4.5.2 The entrance hall windows at ground floor are to also move to maintain the alignment.

#### **4.6 Amendment to the ground floor west wing bathroom arrangement.**

4.6.1 It is proposed to split the consented bathroom into a shower room and ensuite for more effective use of the space.

4.6.2 It is proposed to increase the windows on the east and west elevations in plan for improved natural light into the space and due to internal interior design development.

#### **4.7 Amendment to the entrance hall WC.**

4.7.1 It is proposed to move the WC under the stairs to improve entrance accessibility and efficiency of the space. Extractor fan added as required under the building regulations.

#### **4.8 Amendment to the layout of spaces along the east wing ground floor corridor.**

4.8.1 Revised layout provides increased storage, better connectivity to the first floor master bedroom and a more usable living space.

4.8.2 Extractor fan added to the north façade of the utility room as required under the building regulations.

#### **4.9 Amendment to the gable end roof design**

4.9.1 It is proposed that the gable ends will be capped with a stone coping to create a more robust detail.





**5.0 Amendment to Planning Condition 4 requiring the new building to be constructed entirely from ironstone.**

The decision to include the reference to natural ironstone in the wording of Condition 4 on the planning consent was taken by the LPA after the receipt of all the consultation responses on the application. No specific reference is made in the consultation responses found on the CDC website as to type of external stone material which should be conditioned to the planning permission. The imposition of ironstone in Condition 4 did not form the basis upon which the proposal was consulted and discussed at the pre-application meetings with CDC or the Parish Council.

Whilst it is accepted that the existing building is constructed from ironstone it was always the intention for the new building to be constructed from a limestone as referenced in Paragraph 5.7 of the original Planning Statement. We believe it is more in keeping with the general character of the village and is a less heavy and visually dominant stone type. The following document demonstrates that the village has a random selection of buildings but is predominantly limestone.

Ironstone, as demonstrated in the pictures opposite, is a very dark and heavy looking material and it is felt that this will become overdominant when the built form is increasing substantially in the consented proposal.

For reasons explained in the previous application, the building is in a very poor state of repair. The stone is crumbling and in some places falling out. There is no opportunity to reuse the current stone and will instead be crushed and used on site.

The principle of demolition has been established with the previous consent, this amendment proposes to implement the stone selection as originally designed rather than that imposed in Condition 4.

We are proposing a light coloured limestone with a mixture of a grey limestone to reflect the predominance of these two materials in the village and to create a better looking, more harmonious composition. We also feel that this is entirely in character with the conservation area and will create a less heavy and visually dominant new building.

It is also important to state that architecturally the new western end of the cottage will be a good memory of the existing cottage in that it is being rebuilt as a almost direct facsimilie. It is just the material that is changing.





S1. Great Oolite Limestone



S2. Marlstone



S3. Ironstone

**6.0 Steeple Aston Conservation Area Statement (SACAS) and geological context**

The SACAS refers to the local geology of the area as being as follows:

‘The geology is a branch of Great Oolite Limestone edged with Northampton Sand combined with Lias Clay below the village, the village has a good natural water supply, which probably attracted early settlers. The central valley is the result of a geological fault, resulting in marlstone to the north and limestone to the south. This underlying geology is reflected in the building materials used around the village.’

The above is borne out by most of the buildings in the village being constructed from a limestone or lighter/grey coloured marlstone. In fact ironstone is the exception rather than the rule for most of the buildings in the historic centre.

This is different from neighbouring villages such as Great Tew which are almost entirely ironstone in character.

Figures S1 - S3 are the three types of stone under discussion.

**7.0 Visual photographic tour of Steeple Aston village centre**

The map and images on the subsequent pages are a photographic record of the village centre examining the different stone types and general characteristics of the village and conservation area.









1. Cow lane



2. Cow lane



3. Fir Lane



4. Fir Lane

## 8.0 Cow Lane and Fir Lane

8.1 Cow Lane contains a mixture of buildings that are either ironstone or limestone/marlstone. There are a few which are a mixture of limestone and ironstone.

From a visual inspection it would appear that the ironstone buildings are slightly later additions to the village and the limestone/marlstone are slightly older buildings.

The exception is the house in the foreground in Image 2 which we believe to be a relatively recent addition and is constructed from a grey stone.

The listed terrace in Image 4 at the junction of North Side, Fir Lane, Paines Hill and Cow Lane is constructed from a mixture of limestone and ironstone giving a sharp contrast.

Other buildings further along Fir Lane are constructed from a grey limestone or marlstone.





5. Paines Hill



6. Paines Hill



7. Paines Hill



8. Paines Hill

## 9.0 Paines Hill - North Side of Valley

9.1 The Northern side of Paines Hill, coming down the road from the Church, has a mixture of building materials. On the left hand side as you go down the hill there is a short row of largely limestone cottages, then buildings begin to be set further back from the street indicating they are later additions.

As can be seen in Image 5, there are some buildings that are a mixture of ironstone and limestone. It is unclear as to why this might be but it could be that the original buildings were limestone and that as they have been repaired overtime or added to with ironstone.

There is the occasional sand stone and brick buildings on this side of Paines Hill although these are clearly later additions to the village.

It would appear that most of the new, late 20th century buildings on the north eastern side of Paines Hill have been constructed from a lighter coloured limestone as in Image 7 which is relatively recent.





9. Paines Hill



10. Paines Hill



11. Paines Hill



12. Paines Hill

**10.0 Paines Hill - South side of the valley**

10.1 As you come up Paines Hill heading south towards the village shop, there is a field on the right hand side. It is a slightly strange characteristic of Steeple Aston that the village centre contains a large grazing area for livestock and the houses are built around it.

On the Eastern side there are a row of street fronting cottages of a variety of materials. They are mostly limestone but there is one brick cottage and one ironstone cottage.

At the top of the hill at the junction of Paines Hill and South Side is the village shop. This is constructed largely from ironstone but with limestone ashlar window detailing which helps to soften the ironstone.





13. South Side



14. South Side



15. South Side



16. South Side

### 11.0 South Side

11.1 Most of the buildings along South Side are limestone in construction, even the ones that are relatively new.

There are some cottages that contain random selection of ironstone that may be the result of later repairs, additions etc.

There are also some along South Side that use ironstone for some detailing and interest in terms of patterwork.

Image 13 shows a cottage with ironstone corner detailing and Image 16 shows a limestone cottage with some ironstone horizontal banding.





17. South Side



18. South Side



19. South Side



20. South Side/Water Lane

**12.0 South Side**

12.1 Image 17 shows a new build house constructed from a grey marlstone or possibly limestone with ironstone lintels over the windows.

Image 18 shows a new build development and series of buildings largely from limestone with some accents of ironstone and other stones in what can be called a random rubble mix.

Images 19 and 20 show the south western corner of the central village quadrangle at the junction of South Side and Water Lane with both buildings made from a limestone.





21. Water Lane



22. Water Lane



23. Water Lane



24. Water Lane

### 13.0 Water Lane

13.1 As with Paines Hill, there is less building on the Eastern side of the street due to the central grazing field being located on this side.

Most of the buildings are on the Western side set back from the road slightly and most are again reasonably new additions.

Most of the buildings are constructed from a limestone or marlstone, noting that the Red Lion Pub (Image 21) has been painted white.

Coming up the other side of Water Lane into the oldest part of the village, it is noticeable that the general character and colour of the stone is limestone and marlstone and is a light creamy colour or grey in character.





25. North Side



26. North Side



27. North Side



28. North Side

**14.0 North Side**

14.1 Most of the buildings along North Side are constructed from either a limestone or marlstone.

There are some buildings, for example in Image 26, where ironstone has been used intermittently or randomly. It is not clear again whether this was intentional or the result of repairs and replacements over the years.





29. North Side



30. North Side



31. North Side



32. North Side

**15.0 North Side**

15.1 As you come full circle back to the north eastern corner of the village, the material is still predominantly limestone with some cottages/houses displaying occasional splashes of ironstone in apparently random locations.

The exception on North Side is Image 31 which is the old school. This is constructed from ironstone but again with ashlar limestone window detailing in the same way that the village shop and post office has been.

The church at the village centre is constructed from a grey marlstone with some ironstone random elements in the selections.

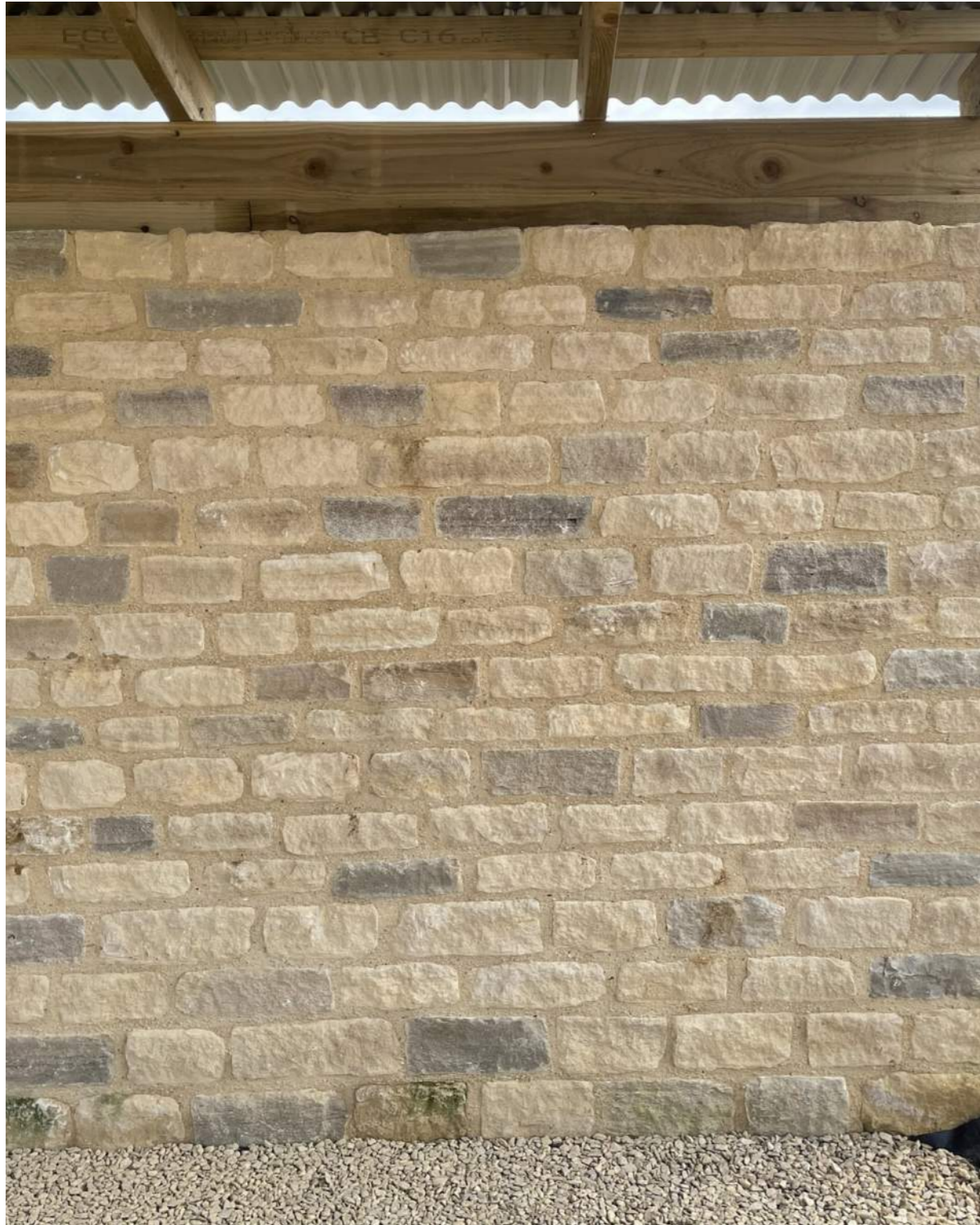
**16.0 Conclusion**

16.1 This study of materiality in Steeple Aston demonstrates that the buildings are predominantly limestone, marlstone is also commonly used and this is reflective of the SACAS geology report.

Although there are instances of ironstone in the village, it is less common and we do not believe it defines the character of the village. Where ironstone has been used, it appears to be for repairs or for recent additions to older buildings. When used as the primary material, the buildings tend to be smaller in scale, compared to the proposed project.

Whilst there are a few more buildings in ironstone in the part of the village that Wincote is in, limestone and grey marlstone are the predominant materials.





1. Stone Sample: Cream and Grey Limestone.

## 17.0 Proposal

17.1 The proposal under this amendment is to use a mixture of cream and grey limestone.

As described above, the geological features of this area are limestone and marlstone which are these two colours.

We believe that the conservation area is characterised by limestone buildings that are creamy and grey in nature and that this mixture sits very well within the conservation area.

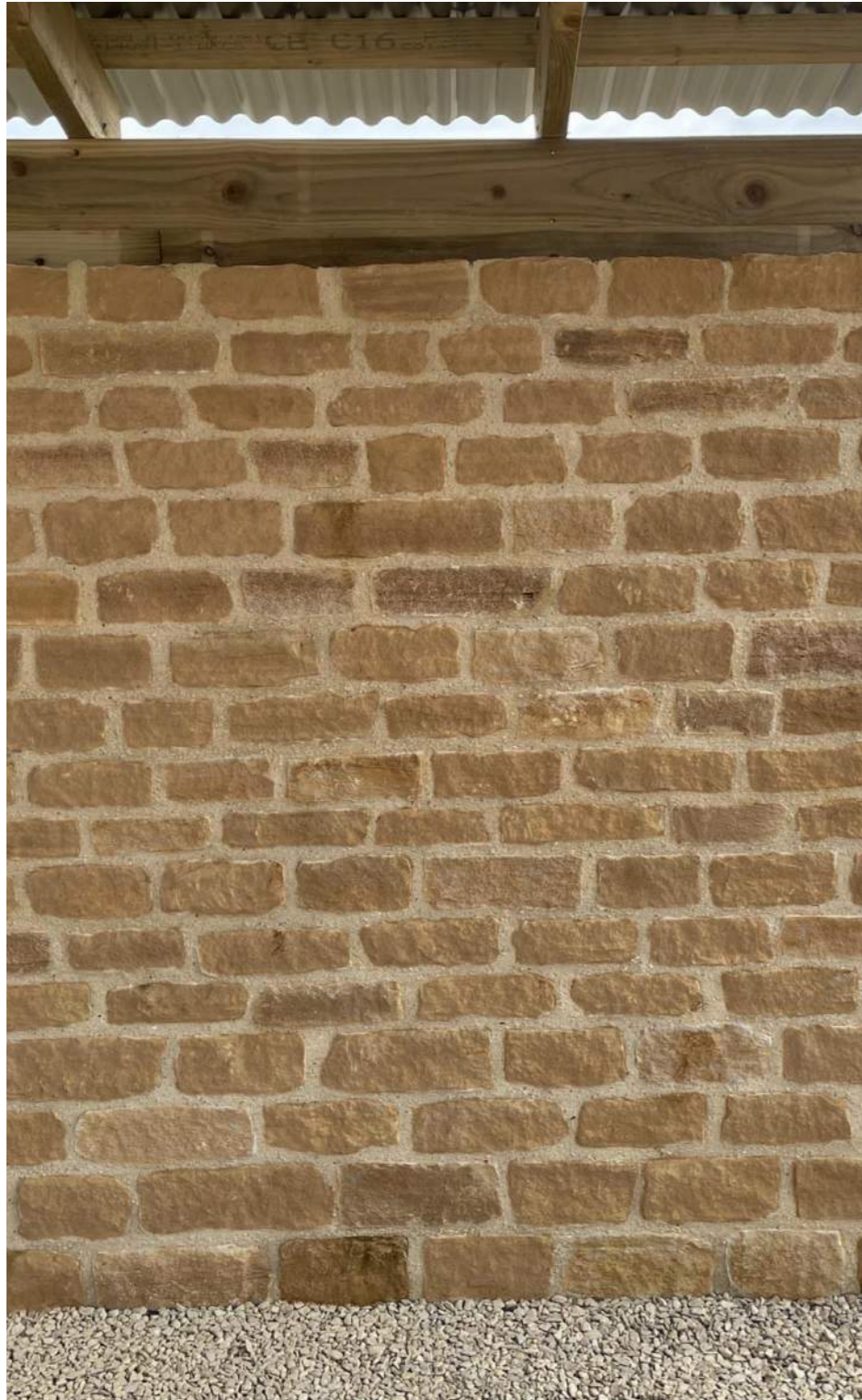
We understand that the existing building on the site is ironstone but given that we are increasing the built form of the new building it is felt that using ironstone would lead to an overdominant and heavy form and be out of keeping with the large stone elements in the village. Where there are long runs of stone in the village they tend to be lighter in character.

Where it is used, ironstone tends to be on small individual buildings or as part of a random selection of stones within a limestone base.

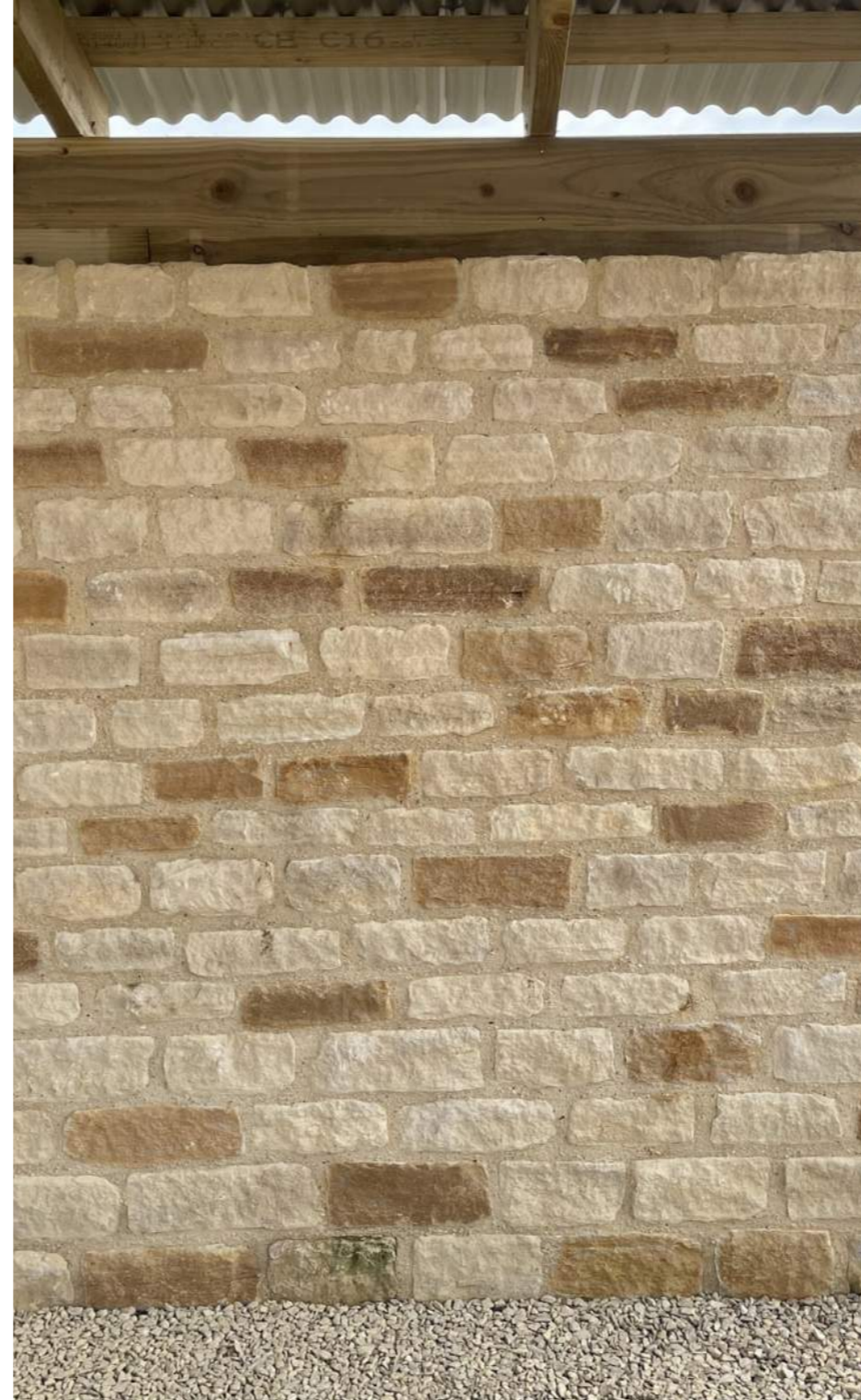
We have provided some illustrative CGI's on the following pages to further illustrate the point and refer you to the original images in the submitted planning application that show a lighter coloured stone and upon which all the consultation and meetings were held.

The first CGI is the proposal and the following two are the alternative option we would be prepared to accept and the current position under Condition 4 which we are seeking to amend.





2. Stone Sample: Ironstone (if Condition 4 is not amended)



3. Stone Sample: Limestone with Random Ironstone Mix (Alternative Solution)

**18.0 Stone requirement under Condition 4 and Compromise Option.**

18.1 The first image on the left of this page shows the requirement under Condition 4 of the current consent for a building constructed entirely from ironstone.

The second image on the right of this page is a possible option for a limestone with ironstone random mix. This is a character of some buildings in the conservation area and could be a compromise that recognises the ironstone on the building whilst allowing the new building to appear lighter and less dominant.

We would be prepared to accept this option as an alternative to the proposal on the preceding page.





## 19.0 PROPOSAL CGI

19.1 Cream and grey limestone mix

19.2 **Please note: This image is for stone type/colouring only and does not represent the coursing or the other non material amendments of this application.**

19.3 Please note: The proposed new build western end of the cottage when compared to the existing building does provide a good memory of the existing building. It is architecturally very similar. It has been said that the stone colour has been asked for to provide the memory of the existing building but we believe the architectural treatment does this.





**20.0 POTENTIAL COMPROMISE OPTION CGI**

20.1 Limestone and ironstone mix

**20.2 Please note: This image is for stone type/colouring only and does not represent the coursing or the other non material amendments of this application.**

20.3 Please note: The proposed new build western end of the cottage when compared to the existing building does provide a good memory of the existing building. It is architecturally very similar. It has been said that the stone colour has been asked for to provide the memory of the existing building but we believe the architectural treatment does this.



**21.0 CURRENT DESIGN UNDER CONDITION 4 CGI  
SEEKING TO AMEND**

21.1 Ironstone only

**21.2 Please note: This image is for stone type/colouring only and does not represent the coursing or the other non material amendments of this application.**

21.1 Ironstone is a dark and heavy material. With the increase in plan footprint of the new building it is felt that this creates an imposing form that does not suit the character of other large buildings in the local area.





**22.0 Non Material Amendments**

22.1 The following pages are the revised consented drawings to illustrate the non material changes described under Items 4.1 - 4.9 on page 3 of this document.

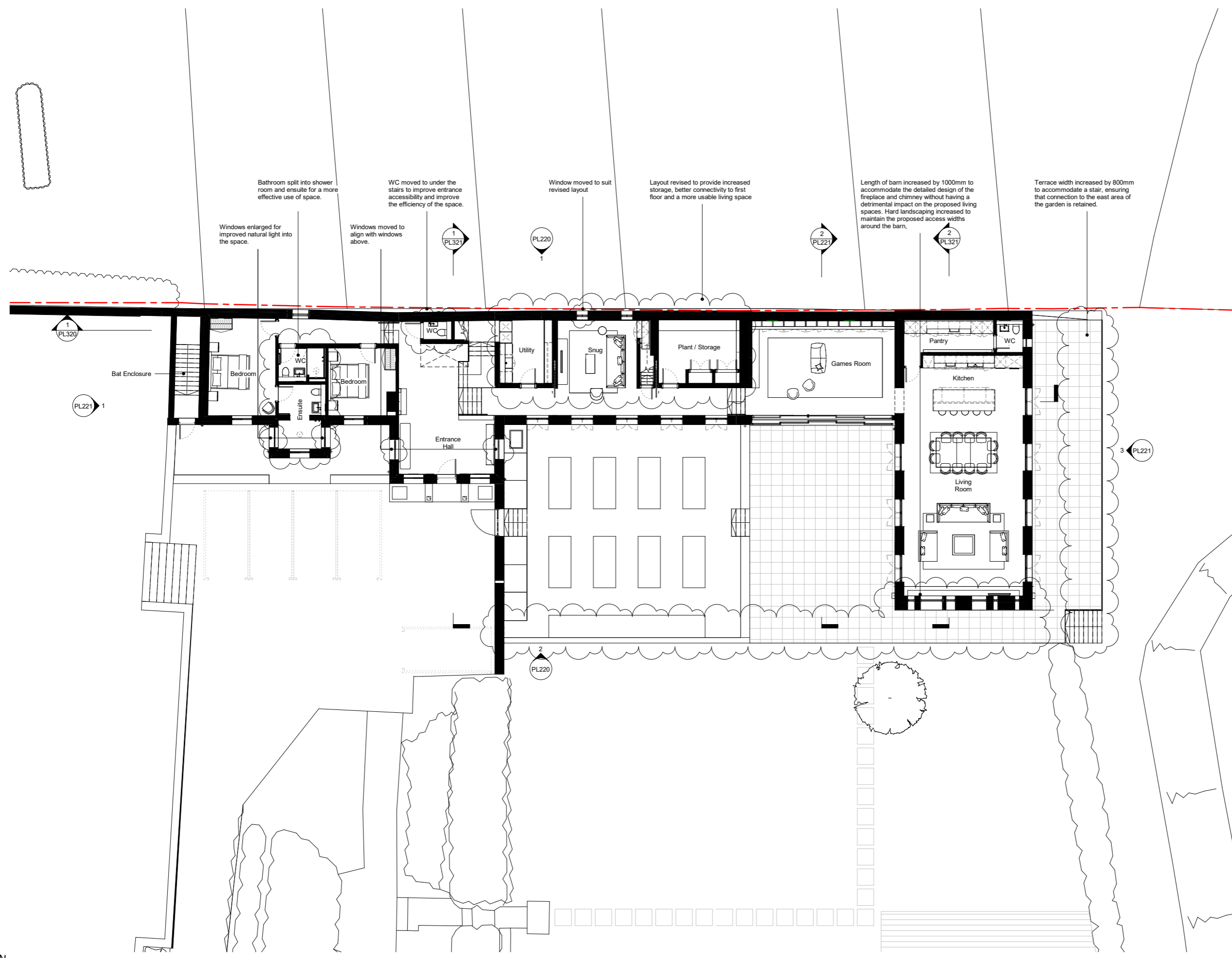
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20064-SQP-ZZ-01-DR-A-PL123 - P3  
20064-SQP-ZZ-RF-DR-A-PL124 - P3  
20064-SQP-ZZ-ZZ-DR-A-PL220 - P3  
20064-SQP-ZZ-ZZ-DR-A-PL221 - P3  
20064-SQP-ZZ-ZZ-DR-A-PL320 - P3  
20064-SQP-ZZ-ZZ-DR-A-PL321 - P2



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--- Site Boundary



Bathroom split into shower room and ensuite for a more effective use of space.

WC moved to under the stairs to improve entrance accessibility and improve the efficiency of the space.

Window moved to suit revised layout

Layout revised to provide increased storage, better connectivity to first floor and a more usable living space

Length of barn increased by 1000mm to accommodate the detailed design of the fireplace and chimney without having a detrimental impact on the proposed living spaces. Hard landscaping increased to maintain the proposed access widths around the barn.

Terrace width increased by 800mm to accommodate a stair, ensuring that connection to the east area of the garden is retained.

Windows enlarged for improved natural light into the space.

Windows moved to align with windows above.

Bat Enclosure

Bedroom

Ensuite

WC

WC

Utility

Snug

Plant / Storage

Games Room

Pantry

Kitchen

WC

Living Room

Entrance Hall



Section 73	13/05/22	P4
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Planning Application	22/07/21	P2
Planning Application	02/07/21	P1
Description	Date	Chk Rev

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Project  
**Wincote**  
**Steeple Aston**

Title  
**Planning**  
**Proposed**  
**Ground Floor Plan**

Status	<b>Planning</b>		
Drawn	Date	Scale @ ISO A1	Job Number
DOL	21/06/21	1 : 100	20064
Drawing Number			Revision
20064-SQP-ZZ-00-DR-A-PL122			P4



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--- Site Boundary

Window position adjusted to be central to the bedroom

Secret stair added for better connectivity to the ground floor.

Windows moved to suit developed bedroom layout.

Length of barn increased by 1000mm to accommodate the detailed design of the fireplace and chimney without having a detrimental impact on the proposed living spaces. Hard landscaping increased to maintain the proposed access widths around the barn.

Terrace width increased by 800mm to accommodate a stair, ensuring that connection to the east area of the garden is retained.

1 PL321

PL220

2 PL221

2 PL321

3 PL221

2 PL220

1 PL320

1 PL221

ASHF

Bedroom

Bathroom

Bedroom

Bedroom

Bathroom

Bedroom

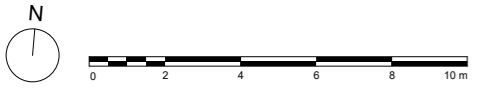
Bathroom

Bedroom

Bathroom

Bedroom

Bedroom



Section 73	13/05/22	P3
Planning Addendum	26/11/21	P2
Planning Application	02/07/21	P1
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Project  
**Wincote**  
**Steeple Aston**

Title  
**Planning**  
**Proposed**  
**First Floor Plan**

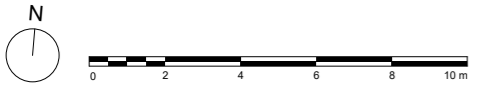
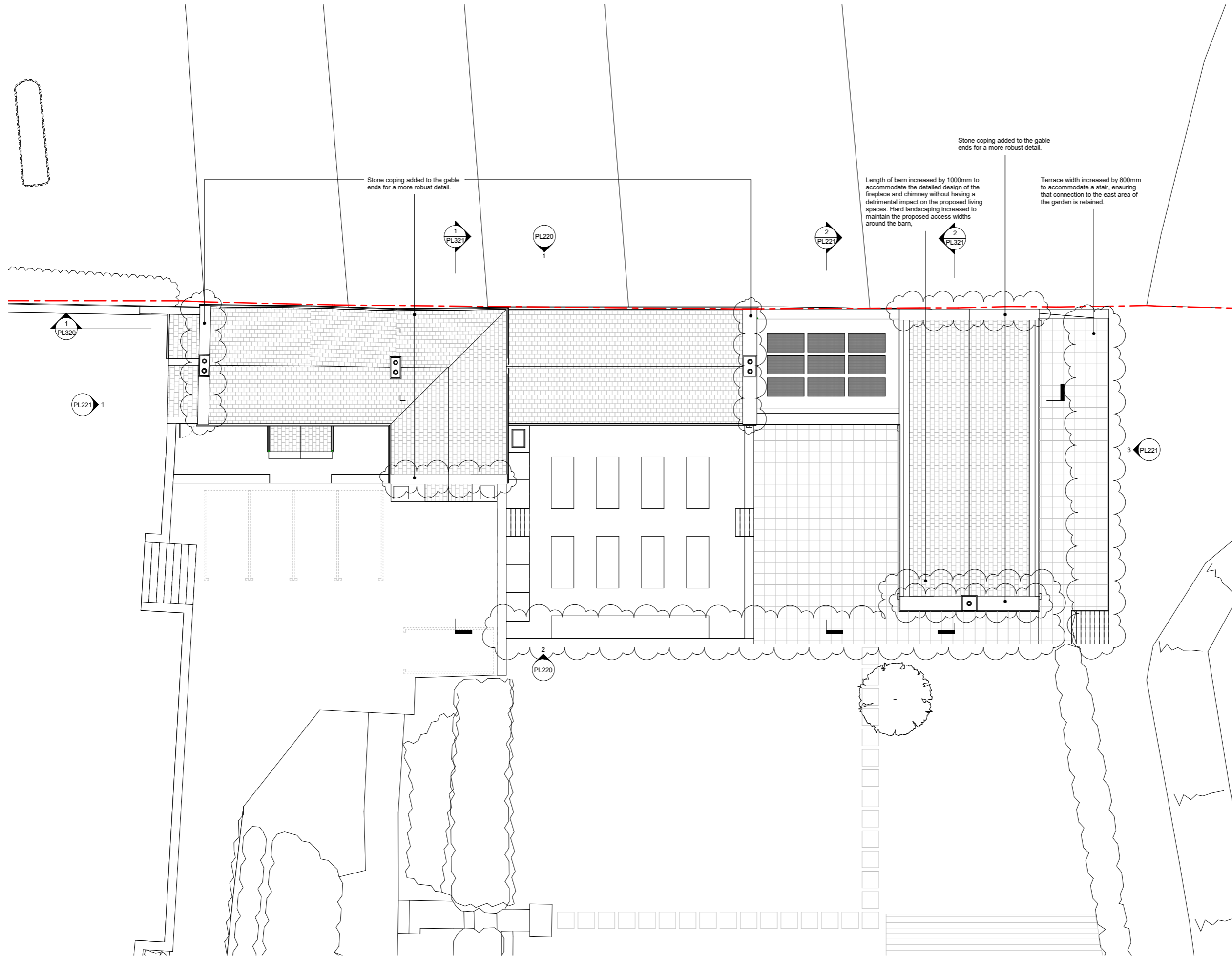
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Drawing Number			Revision
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--- Site Boundary



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Project  
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**Steeple Aston**

Title  
**Planning**  
**Proposed**  
**Roof Plan**

Status

**Planning**

Drawn Date Scale @ ISO A1 Job Number

DOL 21/06/21 1 : 100 20064

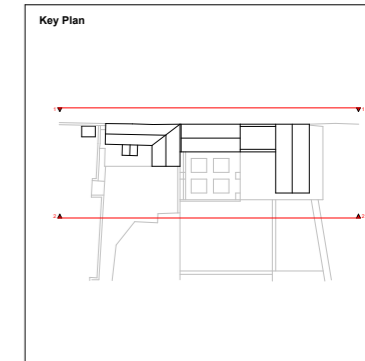
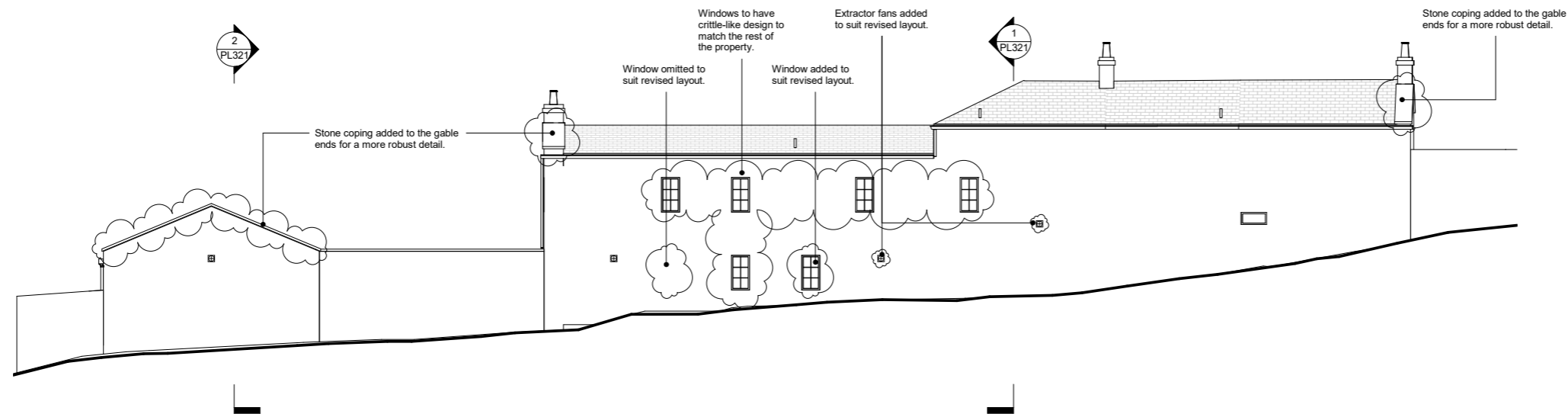
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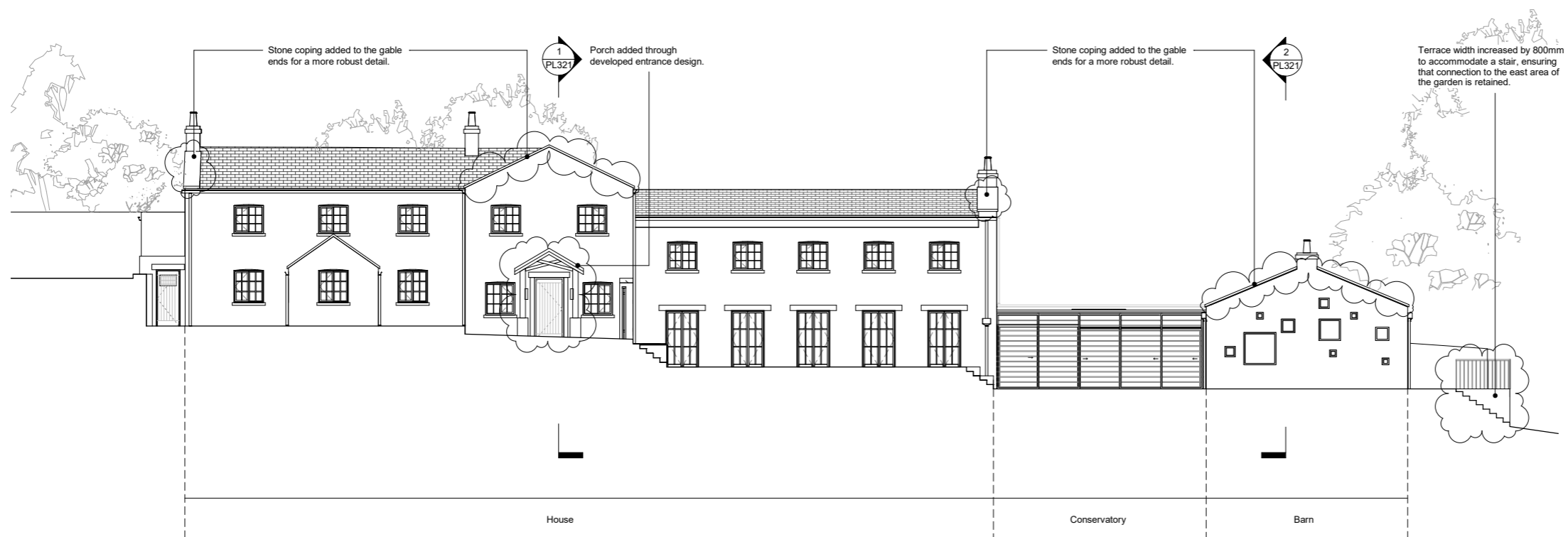


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1 Proposed North Elevation  
1:100



2 Proposed South Elevation  
1:100



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Planning Application	02/07/21	P1
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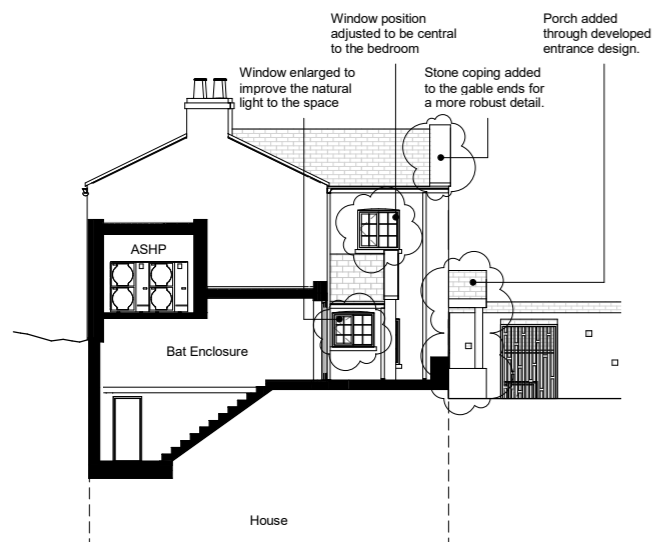
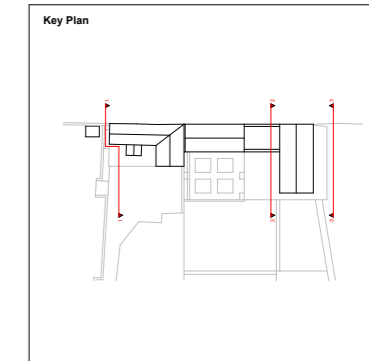
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Planning  
Proposed  
North & South Elevations

Status	Planning		
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Drawing Number	Revision		
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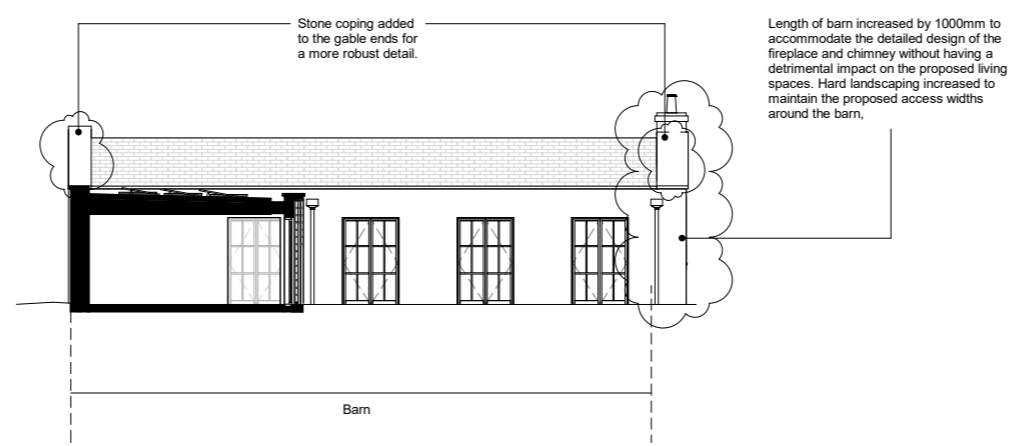


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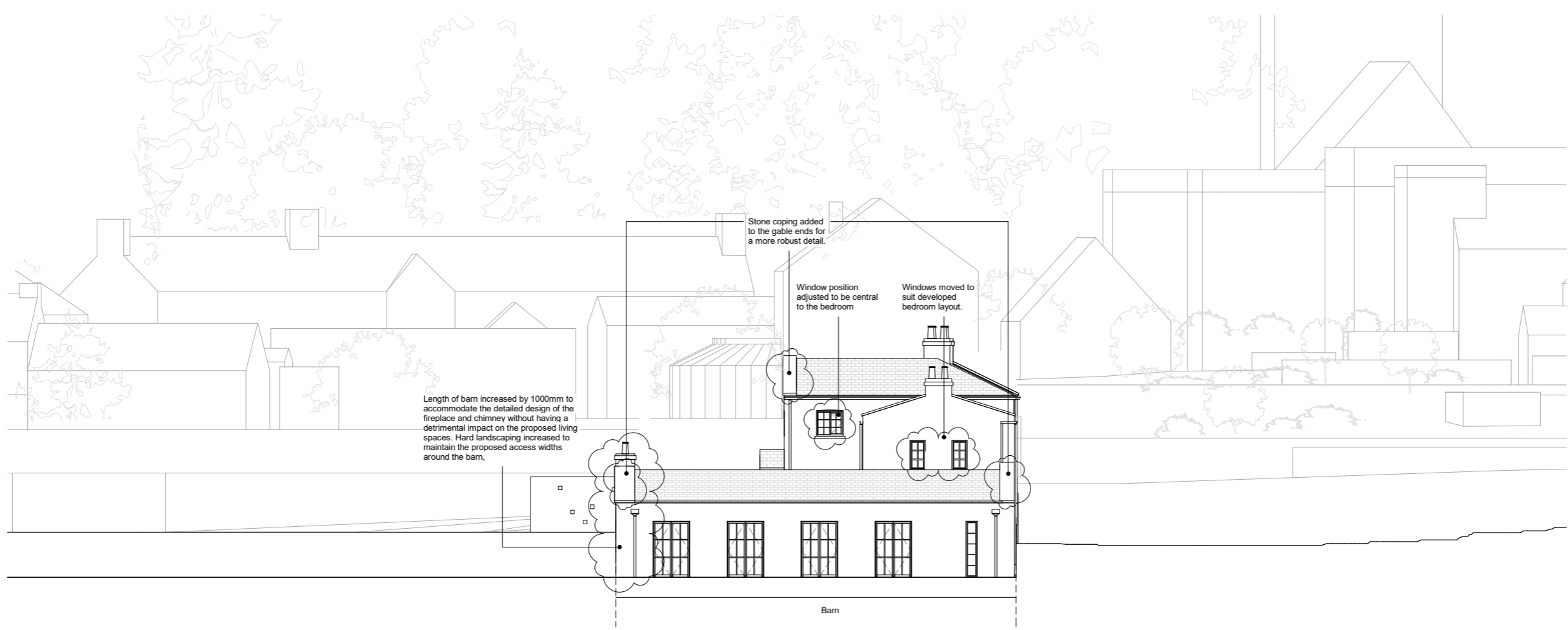
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1 Proposed West Elevation  
1:100



2 Proposed Barn West Elevation  
1:100



3 Proposed East Elevation  
1:100



Section 73	13/05/22	P3
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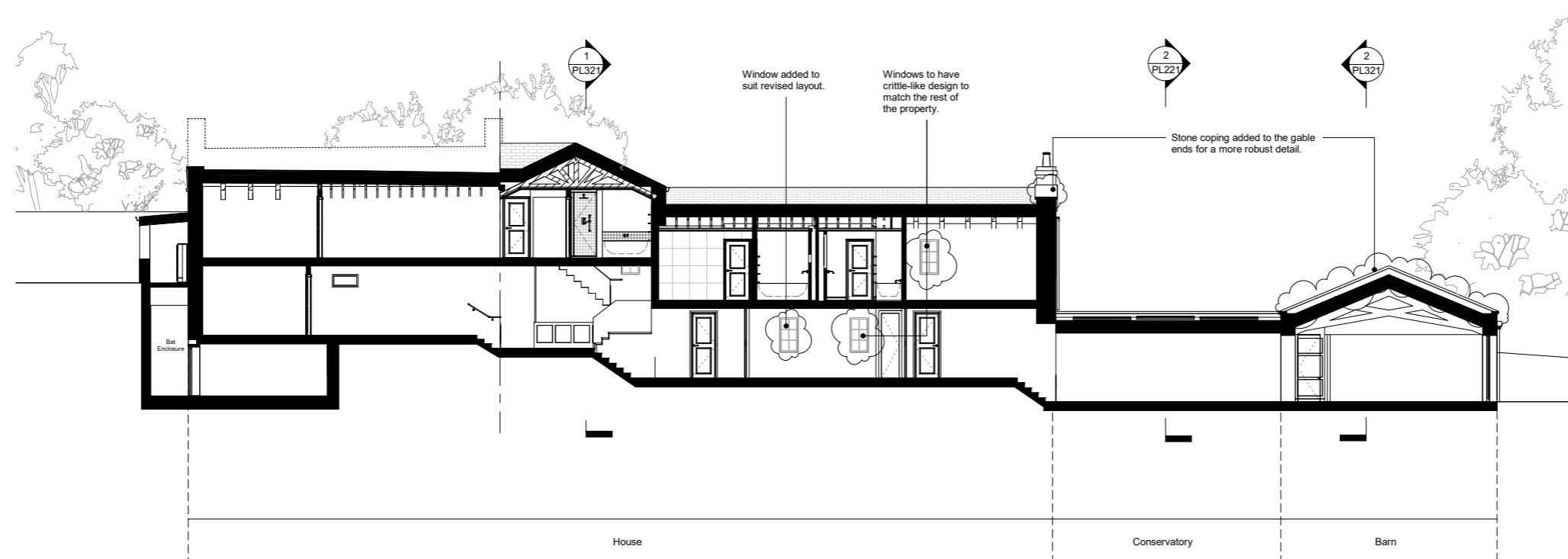
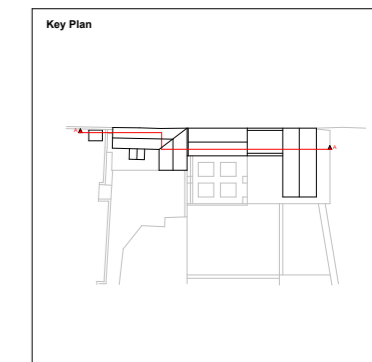
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Planning  
Proposed  
West & East Elevations

Drawn	Date	Scale @ ISO A1	Job Number
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Drawing Number	Revision		
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1 Proposed Section AA  
1 : 100



Section 73	13/05/22	P3
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Project

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Title

Planning  
Proposed  
Section AA

Status

Planning

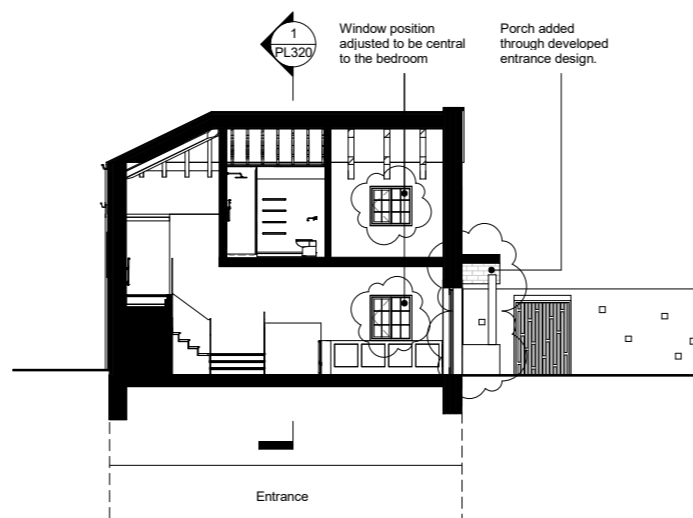
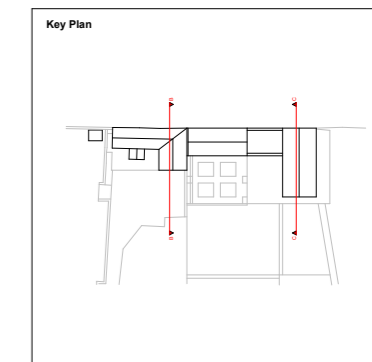
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Drawing Number	Revision
20064-SQP-ZZ-ZZ-DR-A-PL320	P3

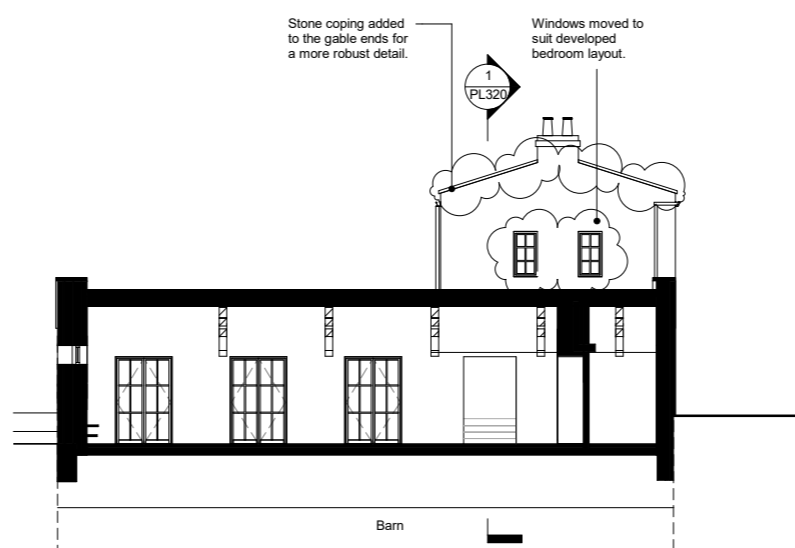


Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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1 Proposed Section BB  
1 : 100



2 Proposed Section CC  
1 : 100



Section 73	13/05/22	P2
Planning Application	02/07/21	P1
Description	Date	Chk Rev

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Project

Wincote  
Steeple Aston

Title

Planning  
Proposed  
Section BB & CC

Status

Planning

Drawn	Date	Scale @ ISO A1	Job Number
DOL	21/06/21	1 : 100	20064

Drawing Number	Revision
20064-SQP-ZZ-ZZ-DR-A-PL321	P2



