



4349— Land East of Woodway Road, Sibford Ferris

Design and Access Statement

Development of 6 Retirement Dwellings



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1.0 Introduction

This Design and Access Statement has been prepared by BBA Architects and Planners (BBA) in support of a planning application by Blue Cedar Homes in relation to Land East of Woodway Road, Sibford Ferris. The application proposes the erection of 6 no single storey dwellings, landscaping and associated works.

This statement provides an analysis of the site, the surrounding context and planning/design policy which has informed scheme design.

Within this report, the scheme proposals are assessed under the standard Design and Access Statement Headings:

- Use
- Scale
- Amount
- Layout
- Landscape
- Appearance
- Access

This statement provides the design details of the scheme and should be read in conjunction with scheme drawings and the accompanying planning application documents.



Location Plan

2.0 Site and Context

2.1 Existing Site

The application site of 0.94ha is located on the western edge of the village of Sibford Ferris.

The application site was assessed for development in the Council's 2014 SHLAA (SF005). It was concluded that the site is deliverable and acceptable for residential development.

The site consists of a ploughed field which gently slopes down from east to west and is accessed via Woodway Road, a single track lane which runs down the western boundary of the site.

The boundaries of the site are marked by hedges, with two large trees located within the hedgeline in the south west corner of the site. To the north and east of the site are residential properties, with the back gardens of these properties forming the boundary with the site. To the south of the site is a large arable field. Outline planning permission has recently been granted on this field for 25 dwellings. The associated reserved matters (ref 21/02893/REM) were submitted in August 2021 and has a target determination date of 24th December 2021



Woodway Road



View east from north west corner of site



View over southern boundary from north west corner



View from neighbouring development site looking north



North east corner boundary partially open

2.0 Site and Context

2.3 Surrounding Context

Sibford Ferris is a village located c.10km south west of Banbury and is very closely associated with two other neighbouring villages: Burdrop and Sibford Gower. Sibford Ferris is the largest and most southerly of the three villages. It connects to Burdrop to the north via Hawk's Lane which runs through a steep sided valley which separates Sibford Ferris from Burdrop and Sibford Gower.

The village of Sibford Ferris is mainly concentrated along Main Street, which runs east-west and extends south along Hook Norton Road, with some collections of dwellings sitting behind these two main streets. Sibford School is situated behind houses fronting both Main Street and Hook Norton Road.

Much of Sibford Ferris (around Main Street, and not including the application site) is designated as a Conservation Area and is attached to the Conservation Area which covers Sibford Gower and Burdrop.



View up Main Street overlooking heritage buildings to the south (The Old House—with thatched roof, The Old Backhouse, and Home Close all Grade 2 listed buildings)



Newly extended dwelling on east site of Hook Norton Rd



View along Main Street looking south showing vernacular orange brick



Heritage Setting of listed buildings



View west along Hook Norton Road/Stewarts Court



Bungalow at Junction of Woodway Road/Hook Norton Rd



View down Walford Road housing scheme



Gable frontage building overlooking Hook Norton Road



Mix of Gables, garages, driveways, houses front gardens, main elevations, landscaping & vehicles facing the road

2.0 Site and Context

2.4 Planning Context

2.4.1 Planning History

There is no planning application recording on the Cherwell District Council website in relation to the site.

On the large field to the south of the site outline planning permission was granted via appeal for up to 25 dwellings (18/01894/OUT). The associated reserved matters (21/02893/REM) were submitted in August 2021 and has a target determination date of 24th December 2021. The proposed layout of the scheme would allow for a vehicular access point into the south east corner of the application site.

The application site is assessed for development in the Council's 2014 SHLAA (SF005).



Reserved Matters Site Plan of adjacent proposed development

2.0 Site and Context

2.4.2 Planning Policy Context

In Cherwell, the adopted development plan currently consists of:

- Adopted Cherwell Local Plan 2011 - 2031 Part 1 (July 2015)
- Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (September 2020)
- Minerals and Waste Core Strategy (September 2017)
- 'Made' Neighbourhood Plans in Cherwell District
- Saved, retained policies of the Adopted Cherwell Local Plan 1996

Saved policies from Oxfordshire County Council's Minerals and Waste Local Plan 1996

The accompanying Planning Statement sets out the relevant local plan policies in relation to scheme proposals.

However, the Proposals Map shows that the site is not covered by any local plan designations or allocations.

With regards to design, the Key policy in the Adopted Cherwell Local Plan (July 2015) is Policy EDS 15: The Character of the Built and Historic Environment.

key saved policies from the Cherwell Local Plan 1996 include:

- Policy C27: Development in villages to respect historic settlement pattern
- Policy C28: Layout, design and external appearance of new development

- Policy C30: Design of new residential development
- Policy C31: Compatibility of proposals in residential areas

Cherwell Residential Design Guide SPD

The Cherwell Residential Design Guide was adopted as a Supplementary Planning Document in July 2018. The document provides specific guidance on the standards of design expected by the Council.

The guide shows Sibford Ferris located within the Ironstone Downs Special Character Area which mentions the following in relation to buildings and materials in this area:

Buildings: Mainly two storey terraced and detached houses, the majority of which face the street. Roof pitches are steep with brick stacks on the ridge line. Buildings are often located at the back of pavement or set back behind ironstone walls. Trees and hedgerows are important features of the streetscene

Materials: Ironstone walling except at Duns Tew where limestone predominates. Early nineteenth century brick buildings in villages close to Banbury. Thatch and stone slate roofs, often replaced with plain dark grey slates, tiles and Welsh slate



Cherwell Residential Design Guide

Supplementary Planning Document

Masterplanning and architectural design guidance

Adopted on 16 July 2018

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Alan Baxter

2.0 Site and Context

2.5 Context/Site Analysis

2.3.1 Uses

The majority of Sibford Ferris is residential. Sibford Ferris School is located behind both Hook Norton Lane and Main Street. A Post office with convenience store is located on Main Street.

Sibford Ferris has a close relationship with Burdrop and Sibford Gower and there are additional facilities and services there including public houses, doctors surgery, primary school, a church and a village hall.



Image from Google Maps

2.3.2 Building Heights

The majority of buildings within the village are two or two-and-a-half storey, but there are some examples of one-and-a-half storey stone cottages, and single storey buildings (such as outbuildings) within the street scene



2.3.3 Built Form

The Conservation Area Appraisal (CAA) notes buildings are mostly rectilinear in form with the majority of ridge lines parallel to the highway, but there are examples of gable fronted dwellings.

The CAA defines 4 groups of buildings in Sibford Ferris:

- The main village street: Traditional houses and cottages with limited modern infill
- Sibford Manor (at the centre of the village)
- Sibford School (outside the conservation area)
- Modern estate-style housing to the south of Main Street, “self-referencing, a mixture of materials, set back within their own plots



2.0 Site and Context

2.3.4 Materials

The Conservation Area Appraisal notes the Sibford villages “are noticeable for the homogeneity of the palette of construction materials. The use of the distinctive local stone (Ironstone) for construction and boundary walls is almost universal in the traditional building of the 17th and 18th centuries. Local red brick (and local stone although as a lower status material) is also to be found in the construction of houses of the 19th century to the advent of the 20th century.



2.3.5 Topography

The Sibford Ferris CAA notes that the land around the Sibford villages “comprises a succession of steep-sided valley and narrow valley floors with a pattern of small fields and mixed farming, predominately permanent pasture”.

The site itself is relatively flat, but extensive views are available from the site looking further west.



2.3.6 Historic Assets

The site is located outside of the Conservation Area which covers the majority of Sibford Ferris. There are no listed buildings immediately surrounding the site, but there are a number of listed buildings running along Main Street. The Conservation Area Appraisal also identifies additional locally significant buildings on Main Street and Hawks Lane.



2.0 Site and Context

2.3.7 Trees and Landscaping

Trees on the application site are limited to the site boundaries, which mainly comprises of hedgerow, but with two mature trees located on the south west edge of the site.

There is a lot of soft landscaping within the Streetscene of Sibford Ferris and mature Trees and large hedgerows form a key feature.

2.3.8 Overlooking/Neighbour Amenity

The application site shares a boundary with a number of houses, all with their rear gardens facing the application site. Their amenity will need to be considered in any scheme design.

2.3.9 Key Views

Close public views of the site are limited to Woodway Road which forms the western boundary of the site. The site is on the western edge of the village and therefore longer range views across the valley, both to and from the site need to be considered. This has been considered by an inspector as part of the appeal for the development to the south



Hook Norton Road (image from Google Maps)



Image from Google Maps: Aerial view of site



View from Woodway Road looking west from the application site



Aerial image of site (Image from Google Maps)

3.0 Design Statement

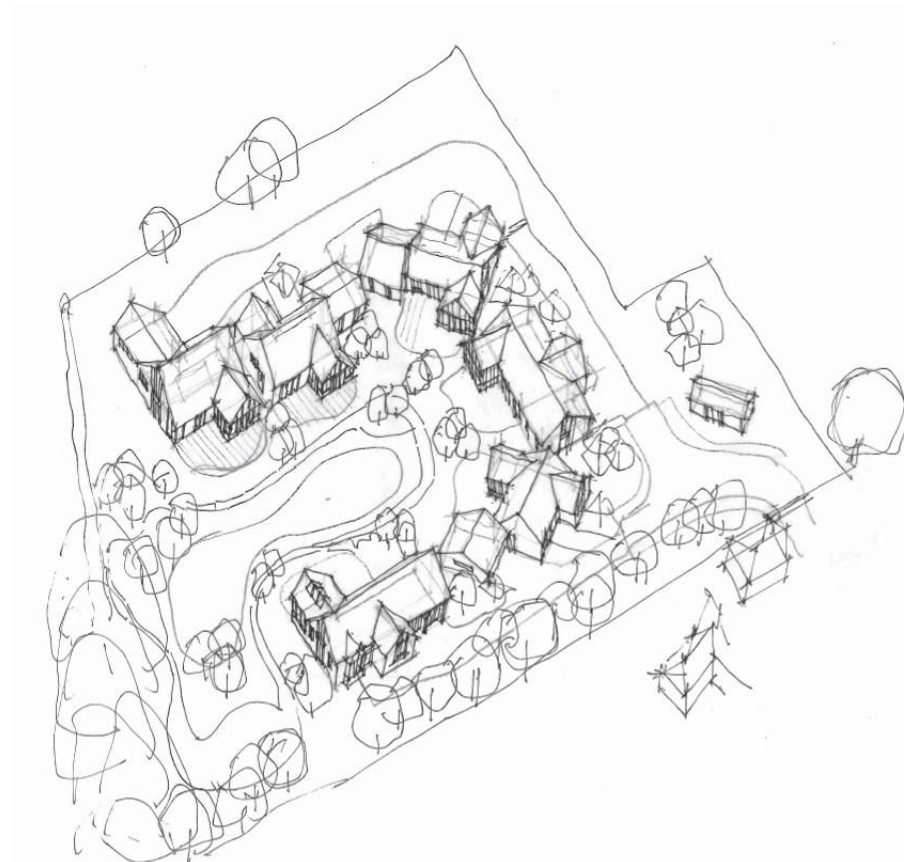
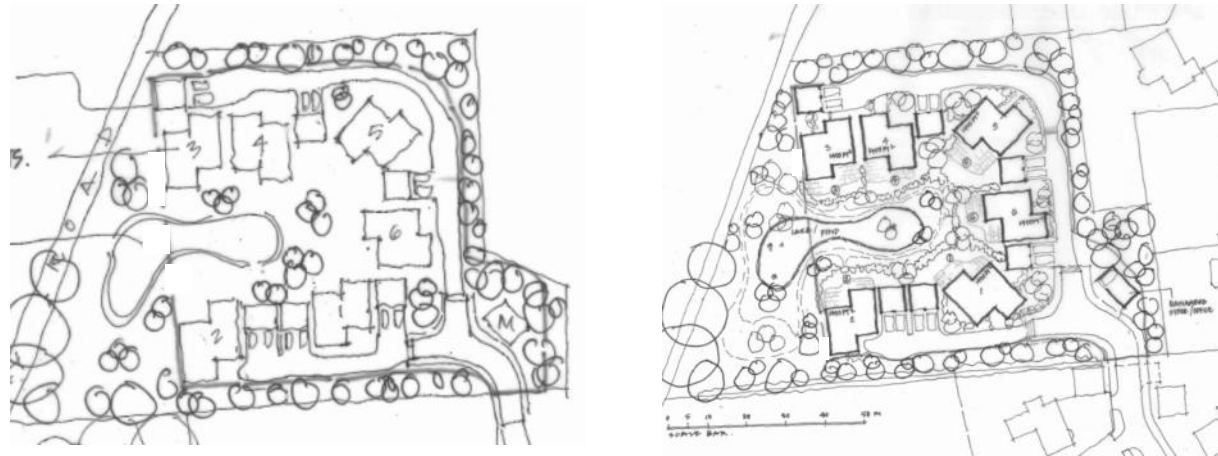
3.1 Development Proposal

Planning Permission is sought for the erection of 6 no single storey dwellings, landscaping and associated works.

Blue Cedar Homes provide high quality homes, specifically for retirement age people. The aim is to provide houses which enable people to downsize but not compromise on quality and have homes which are stylish, practical and bespoke. Blue Cedar Homes focus on providing small to medium size developments which include private and communal gardens all maintained by a local estate manager.

As Sibford Ferris, Blue Cedar want to provide single storey homes laid out around a central garden/green space with enhanced landscaping to the boundaries and additional boundary planting.

The scheme has been through a number of design iterations to ensure that the scheme both meets the requirements of the client and is in keeping with its surroundings, and appropriate in its context.



3.0 Design Statement

3.2 Use

The accompanying Planning Statement by D2 Planning sets out the principle of development in relation to the planning policy context.

In design terms, the proposed residential use is entirely appropriate in this location, given the context of a predominately residential area. Sibford Ferris, and the neighbouring and associated villages of Burdrop and Sibford Gower are well served by a range of facilities and services to meet the day-to-day needs of the proposed development



3.0 Design Statement



3.3 Scale and Amount

A total of 6 dwellings are proposed which reflects the surrounding density of housing and enables the western area of the site to remain open, to retain the green landscape character at the edge of the village.

Each unit is proposed to be single storey and have 2 bedrooms, reflecting the intention of the provision of housing specifically for older people. Each of the dwellings would provide floor areas well above the national space standards, creating spacious homes suitable as retirements dwellings, with additional space for any adaptations that might be required.

Whilst it is recognised that the majority of buildings within Sibford Ferris are two storey, there are examples of single storey buildings within the street scene of Main Street in Sibford Ferris. In any case, the proposed development would provide accessible dwellings (Building Regulations part M4(2) compliant) which there is a lack of in the area. The comparatively lower ridge heights of the proposed dwellings will reduce the mass of the development when viewed from the countryside to the west and will ensure no amenity issues from surrounding neighbours.

M4(2) is an 'optional requirement' as defined by the Building Regulations. It will provide a higher level of accessibility that is beneficial to a wide range of people who occupy or visit the dwelling, and with a particular benefit to older and disabled people or those who require the use of a wheelchair. Features will be included at design stage to allow common future adaptations.

3.0 Design Statement

3.4 Layout and Landscape

The layout of the site has been defined by a number of key inputs:

- Access from the south east corner of the site from the new development to the south
- Dwellings facing on to the public realm, with private amenity space leading on to a shared communal garden
- Retention of open space at the western end of the site

As such, it is proposed to run the access road to service all dwellings around the south, east and northern edges of the site, with dwellings fronting on to it, in an informal pattern to reflect this edge of village, rural location. Each dwelling would be built up close to the edge of the footway, which is consistent with the character of the village. On plot parking is proposed to avoid on street parking.

Soft landscaping is a key component to the design, with the introduction of trees, both within the proposed streetscene and on the western side of the site to maintain the heavily treed character of the village and view of the village from the west.

The Communal garden would be located in the centre and western end of the site and accessible from all plots.



3.0 Design Statement

3.5 Appearance and Materials

The Cherwell Residential Design Guide states that projecting front gables should be avoided as they are uncommon in Cherwell Vernacular. However, within Sibford Ferris there are a number of examples of projecting front Gables and Gable fronted buildings. Indeed, whilst the Gable fronted buildings tend to be on the newer buildings within the village, there are a number of examples of older properties within the village positioned behind outbuildings which have gable ends fronting the street, presenting a similar relationship to the street as a projecting Gable.

It is in this context that projecting gables are included on the proposed dwellings. The gable ends also help to define and give structure to the building and helps to break up the roofscape and scale of the roof which can otherwise be overly dominant on single storey buildings.

To reflect the Sibford Ferris Vernacular the proposed materials palette for the housing is ironstone and brick, with some timber cladding detailing to define certain parts of the building.



3.0 Design Statement

3.6 Sustainability

The principles behind Blue Cedar Homes housing, to create bespoke easily adaptable housing for the ageing population, creates a sustainable concept.

This is because the inclusion of features such as reinforcement of ceilings for hoists makes the dwellings adaptable and reduces the waste that would be produced during a conversion of a non-purpose built home. The proposal will enable people to “right-size” to purpose built housing which meets their needs and requirements, delivering much needed retirement housing.

The homes themselves will be constructed to meet or exceed the part L requirements in relation to thermal performance and fuel consumption.

All dwellings are proposed to be Building Regulations part M4(2) compliant.

EV charging points would be provided for each property.

Water efficient sanitary ware and fitting will be used to promote greater efficiency for the houses. Energy Efficient white goods will be fitted to further increase energy and water supplies.



Waste Management Plan

 Bin Storage Locations

 Bin Collection Point

4.0 Access

4.1 Pedestrian and Public Transport

Access into the site is proposed via the new development to the south of the site. This ensures that the development is focused to the east (back towards the village), towards Hook Norton Road.

As noted above, all units are proposed to have off street parking provision, including two garage spaces and 2 spaces on driveways for each unit.

The scheme includes larger garage spaces to allow cycle and waste collection storage.

4.2 Inclusive Design

Blue Cedar Homes concept of adaptable homes creates homes that allow for ageing residents to stay within their home and community as they grow old.

Within the development there are 6 proposed single storey dwellings. There is also additional reinforcement provided within the roof structure to allow for the provision of hoists if needed. Level access is to be provided throughout the site.



Cycle Storage Plan

 Cycle Storage Locations

5.0 Summary

This full planning application for 6 no. residential dwellings and the associated works have been developed through an understanding of the sites physical and historic context.

The development provides adaptable retirement housing at a low density that reflects that of the surrounding area. It has been designed to be in keeping with the village of Sibford Ferris and its scale has been minimised to ensure that it does not cause harm to the adjacent Conservation Area.

A separate Retirement Need Statement which demonstrates there is an overwhelming need for this specialist housing is included with this Planning Application.

