

DESIGN AND ACCESS STATEMENT  
FOR  
SIBFORD PARK EXTERNAL SWIMMING POOL  
OCTOBER 2022



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# 1.0

## INTRODUCTION

This application for retrospective householder planning consent is for the construction of an external swimming pool, two associated plant outbuildings and associated landscaping improvements at Sibford Park, Colony Road, Oxfordshire, OX15 5RY on behalf of Mr P Oksanen.

Permission will allow for the development of an area which is currently unused domestic garden into a space for recreational use by a growing family.

The application has been prepared by Jonathan Lees Architects LLP and includes the following documentation:

- Design and Access Statement, including:
  - Assessment of the Existing Environment
  - Planning History
  - Proposals
  - Landscaping
  - Materials
- Associated drawings and visuals
- Arboricultural Impact Assessment



## 2.0

## ASSESSMENT OF THE EXISTING ENVIRONMENT

Sibford Park a newly built manor house set within the grounds of approximately 30 acres in Oxfordshire and features the main house, a coach house and five outbuildings of varying sizes.

Sibford Park comprises of extensive open grassland within the rural countryside and features a limited mature treescape comprising of native hedgerow boundary trees around the site perimeter. Though the land borders the Cotswolds Area of Outstanding Natural Beauty to the west, the site is not itself within a conservation area or AONB, nor do any of the buildings have listed building status.

The closest villages to Sibford Park are Sibford Gower, Burdrop and Sibford Ferris to the north-east (approximately 1 mile away). The closest town is Banbury, a historic market town located approximately 8 miles away.

The house and grounds are reached via a private track off Colony Road to the east of the site on higher ground. The private track is shared at the entrance with the neighbouring property, New Barn Farm. Sibford Park is partially visible from Colony Road when driving north.

Whilst the buildings at Sibford Park are heavily concentrated to the north of the site,

the rest of the site is made up of wide and extensive grassland. The rolling nature of the southern fields belonging to Sibford allows for unobstructed views out to the landscape beyond.

Sibford Park features a range of buildings with differing materials. The main house is built featuring local oolitic limestone with ashlar dressings and a slate roof, with the kitchen/breakfast room and service wings constructed using red multi brick. The brick also features as the principal material used on the coach house.

The agricultural barn features vertical timber cladding with aluminium edging. Vertical timber cladding is similarly used for the garden store.

Recently Sibford Park has benefited from landscaping improvements, which have included the planting of native tree species and planting within close proximity to the house.



▲ MAIN HOUSE - APPROACH

MAIN HOUSE - REAR VIEW ▼







▲ SITE - SWIMMING POOL AND OUTBUILDING 4



SITE - NORTH-WEST VIEW ▲



▲ SITE - SOUTH-EAST VIEW



SITE - SOUTH VIEW ▲



EXISTING OUTBUILDING 1 ▲



▲ EXISTING OUTBUILDING 2



OUTBUILDING 5 REAR ▲



OUTBUILDING 5 INTERIOR ▲

The proposal area is located to the north border of the site, directly north of the main house. As existing, the area features a swimming pool which has been partially completed. The pool is surrounded by a simple stone coping and gravel prior to laying stone paving, with grassland further to the north up to the boundary.

To the north-east of the swimming pool features two outbuildings (outbuilding numbers 4 and 5 - see drawings) intended for use as a plant room associated with the pool and an electrical hub for the mains electricity and distribution to the site. Both buildings are of a simple timber construction and feature vertical timber cladding to match the agricultural barn and garden store.

The swimming pool and the two associated outbuildings have yet to be fully completed.



# 3.0

## PLANNING HISTORY

A number of planning applications have been submitted on behalf of Sibford Park and also under its previous name, Muddle Barn Farm. These planning applications are listed below in order of most recent.

### 2022

Reference: 22/00919/EL  
Proposal: Upgrading 4.6 kilometers of high voltage overhead line from single phase (2 wire) to three phase (3 wire)  
Decision: Observations  
Decision Issued Date: 09/05/2022

### 2020

Reference: 20/02176/DISC  
Proposal: Discharge of Condition 9 (tree pits) of 19/01387/F  
Decision: Permitted  
Decision Issued Date: 12/10/2020

Reference: 20/01086/F  
Proposal: Alterations and conversion of existing stable building to provide a gym and swimming pool and change of use of land to amenity land, providing tennis court associated with dwellinghouse replacing existing manège  
Decision: Permitted  
Decision Issued Date: 30/06/2020

### 2019

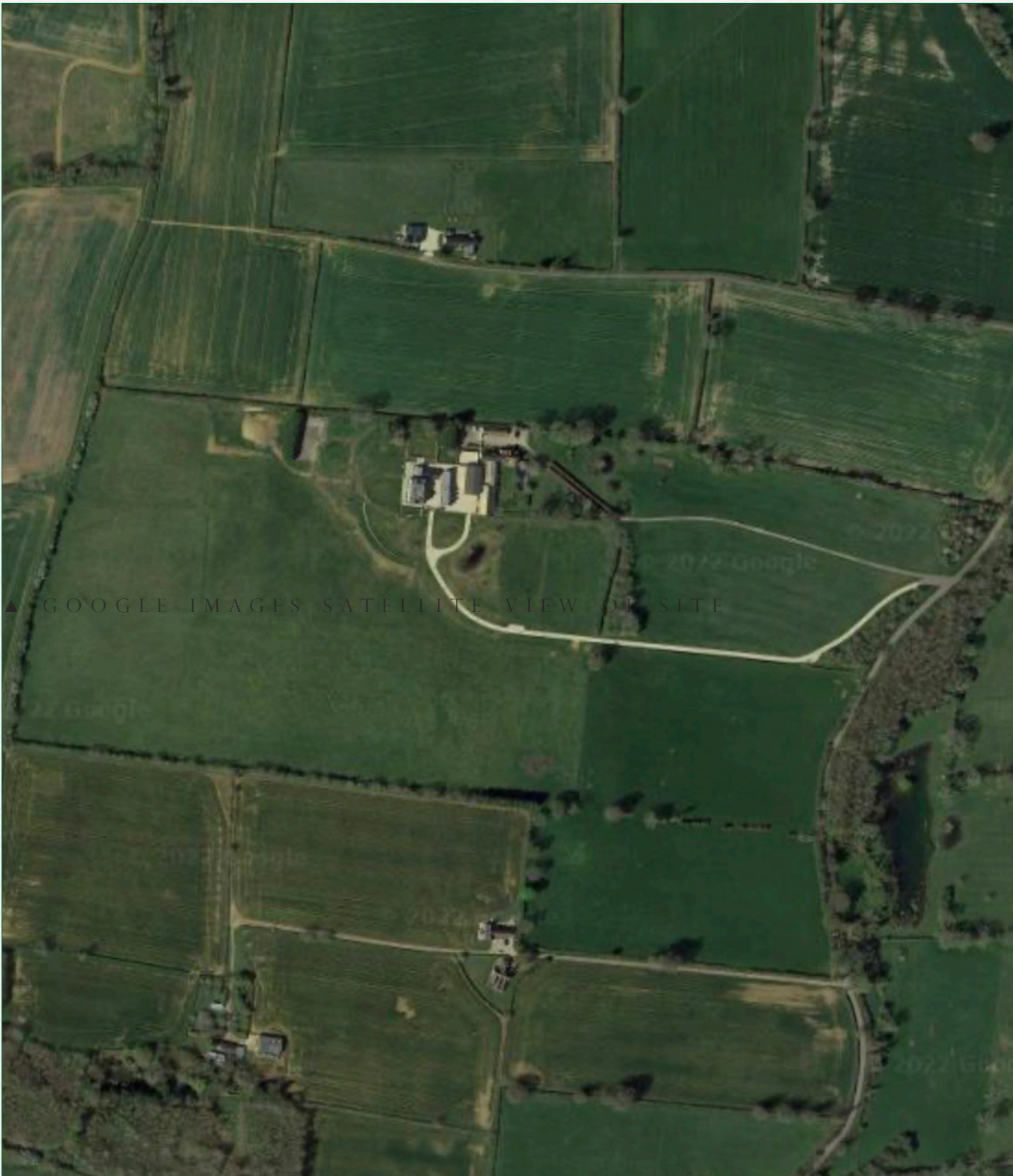
Reference: 19/02372/DISC  
Proposal: Discharge of Condition 8 (hard and soft landscape works) of 19/01387/F  
Decision: Permitted  
Decision Issued Date: 29/01/2020

Reference: 19/01387/F  
Proposal: Variation of Condition 2 (plans) of 16/01563/F - alterations to the design of the replacement dwelling, the erection of a replacement outbuilding, provision of a new 2m high wall and demolition of two bays of a stable building  
Decision: Permitted  
Decision Issued Date: 09/12/2019

### 2018

Reference: 18/00358/DISC  
Proposal: Discharge of Conditions 3 (dormers), 4 (materials), 5 (stone sample), 6 (doors and windows), 7 (FFLs), 10 (tree survey), 15 (badger check), 16 (Biodiversity enhancement) and 18 (access) of 18/00793/F  
Decision: Permitted  
Decision Issued Date: 16/11/2018

Application list continued overleaf



▲ GOOGLE SATELLITE IMAGE OF SITE





▲ MAIN HOUSE

Reference: 18/01167/F  
 Proposal: Creation of new driveway and part removal of existing driveway  
 Decision: Permitted  
 Decision Issued Date: 09/11/2018

Reference: 18/00793/F  
 Proposal: Variation of Condition 2 (plans) of 16/01563/F (Appeal reference - APP/C3105/W/17/3173098) - minor material amendments involving alterations to the design of the replacement dwelling as well as the construction of a replacement outbuilding  
 Decision: Permitted  
 Decision Issued Date: 08/08/2018

Reference: 18/00037/SO  
 Proposal: Variation of condition 2 (plans) of 16/01563/F (Appeal reference - APP/C3105/W/17/3173098) - minor material amendments involving alterations to the design of the replacement dwelling as well as the construction of a replacement outbuilding  
 Decision: Screening Opinion Not Requesting EIA  
 Decision Issued Date: 22/05/2018

Reference: 18/00616/F  
 Proposal: Variation of Condition 2 (Plans) of 16/01563/F and Appeal ref: APP/C3105/W/17/3173098  
 Decision: Permitted  
 Decision Issued Date: 10/07/2018

#### 2017

Reference: 17/00191/CLUP  
 Proposal: Certificate of Lawfulness of Proposed Development for extensions and alterations to the existing dwellinghouse and new ancillary building.

Decision: Permitted  
 Decision Issued Date: 22/03/2017

Reference: 17/00259/HPA  
 Proposal: Single storey rear extension- height to eaves 2.4m, length 8m, overall height 3.8m  
 Decision: Prior Approval Not Required  
 Decision Issued Date: 03/03/2017

#### 2016

Reference: 16/01563/F  
 Proposal: Demolition of an existing dwelling and a range of large scale equestrian buildings and the erection of a replacement dwelling including associated works and landscaping (revised scheme of 15/01693/F)  
 Decision: Application Refused  
 Decision Issued Date: 01/11/2016

Reference: 16/00064/SO  
 Proposal: Screening Opinion to Application 16/01563/F- Demolition of an existing dwelling and a range of large scale equestrian buildings and the erection of a replacement dwelling including associated works and landscaping (resubmission 15/01693/F)  
 Decision: Screening Opinion Not Requesting EIA  
 Decision Issued Date: 01/11/2016

#### 2015

Reference: 15/01693/F  
 Proposal: Demolition of an existing dwelling and a range of large scale equestrian buildings and the erection of a replacement dwelling including associated works and landscaping (revised scheme of 14/02157/F)  
 Decision: Application Withdrawn  
 Decision Issued Date: 25/02/2016

Reference: 15/00089/SO  
 Proposal: Screening Opinion to 15/01693/F - Demolition of an existing dwelling and a range of large scale equestrian buildings and the erection of a replacement dwelling including associated works and landscaping (revised scheme of 14/02157/F)  
 Decision: Screening Opinion Not Requesting EIA  
 Decision Issued Date: 05/10/2015

#### 2014

Reference: 14/00107/SO  
 Proposal: Screening Opinion - Demolition of an existing dwelling and a range of large scale equestrian buildings and the erection of a replacement dwelling including associated works and landscaping  
 Decision: Not Proceeded With  
 Decision Issued Date: 12/09/2022

Reference: 14/02157/F  
 Proposal: Demolition of an existing dwelling and a range of large scale equestrian buildings and the erection of a replacement dwelling including associated works and landscaping  
 Decision: Application Withdrawn  
 Decision Issued Date: 20/04/2015

Reference: 14/01100/CLUE  
 Proposal: Certificate of Lawful Use Existing- Use of dwelling in breach of Condition 5 (Agricultural Occupancy) CHN600/85  
 Decision: Application Withdrawn  
 Decision Issued Date: 27/08/2014



# 4.0

## PROPOSALS

This application for retrospective householder planning consent is for the construction of an external swimming pool, two associated plant outbuildings and associated landscaping improvements at Sibford Park.

A retrospective application has been sought as a swimming pool and two outbuildings have been constructed in the past year without planning consent on the mistaken belief from a previous professional team that the proposals were permitted development.

As noted in the appeal decision for a previous application (ref: APP/C3105/W/17/3173098):

*“21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no development within Part 1 or Part 2 shall take place.”*

The swimming pool is approximately 17m (L) (+1.5m for the cave cover which will be under the paving) x 7.95m (W) and will feature dark grey porcelain tiles internally and Cotswold buff coloured coverings around the perimeter of the pool.



▲ SITE





▲ SITE IN PROXIMITY TO THE MAIN HOUSE

The pool occupies a position on the centre line of the kitchen window in an area previously used as lawn. The proposals cannot be seen from any viewpoint or vantage point other than from the house as it is to the rear of the property. The pool is built into the ground and does not raise the existing level of the garden in any way.

The proposed two outbuildings house the pool plant and machinery and the incoming electric supply to the site. These outbuildings are constructed on steel helical piles with a timber frame over. The buildings are nestled into the existing cypress leylandiis and have flat roofs in order to reduce their scale. Siberian larch vertical boarding will silver overtime and blend into the wooded boundary. Access doors are grey painted timber to also blend with the silvered larch.



# 5.0

## LANDSCAPING

The proposals seek to build on recent landscaping improvements in order to turn the site into a more appropriate setting for a manor house. Proposals will include the following:

- The removal of existing Leyland Cypress in the area surrounding the two outbuildings and bordering the neighbouring building
- The removal of the single mature birch tree to the north of the swimming pool
- The removal of the cherry tree to the north-west of the swimming pool
- The planting of semi-mature, 4.5m high, formally pruned native yew hedging along the boundary line in three places; to the north of the tennis court up to the ash tree, from the ash tree to the outbuildings and to the area surrounding the two outbuildings and bordering the neighbouring building (replacing the existing Leyland Cypress)
- The planting of a small arboretum to the west of the swimming pool.

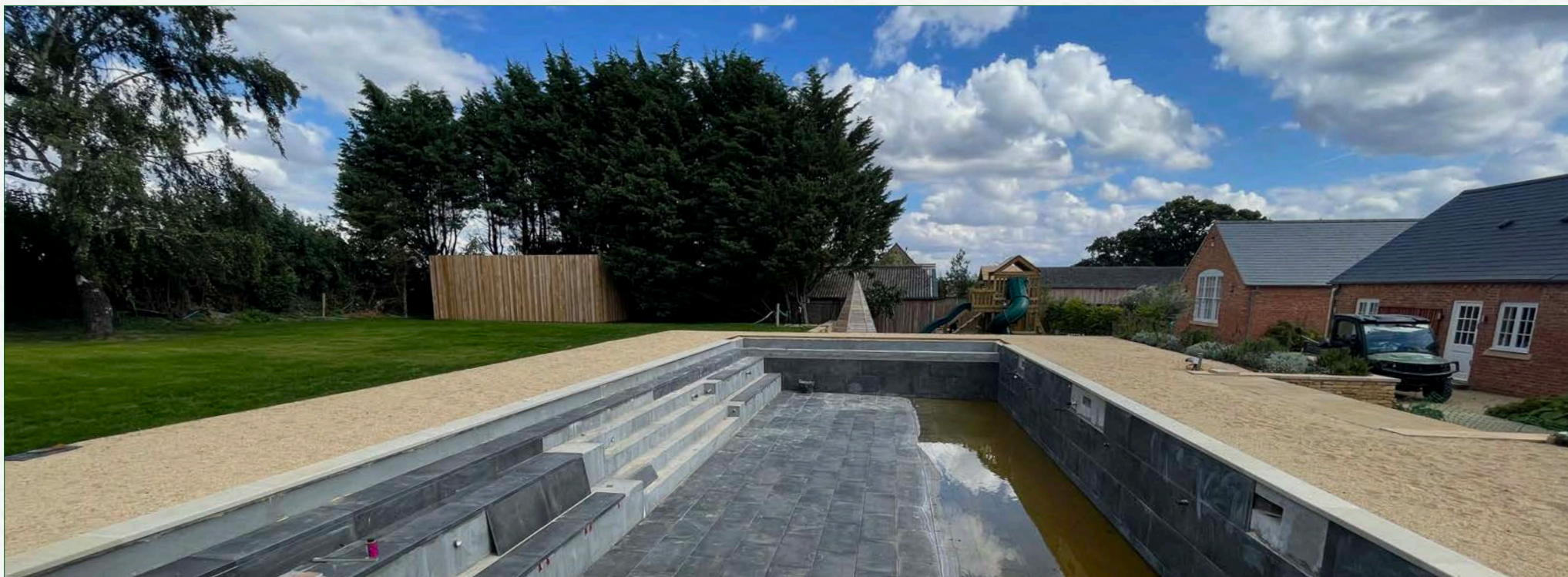
It is considered these proposals will help to create the formal setting and privacy through appropriate screening for the swimming pool.

An Arboricultural Impact Assessment (AIA) has been carried out and prepared by Consulting with Trees Limited to reflect and support the aforementioned plans.



▲ SITE - LOOKING WEST

SITE - LOOKING EAST ▼





# 6.0

## MATERIALS

This application proposes the use of locally sourced materials where possible for both the swimming pool and outbuildings. The materials will include the following:

### Swimming Pool

- Pool interior to be dark grey porcelain tiles
- Pool surround to be Cotswold buff coloured copings
- Pool cover plates, skimmer plates and fixings to be matt black powder coated aluminium

### Outbuilding 4 & 5

- Vertical sawn cut larch cladding

### Lighting

Lighting will be kept to a minimum to ensure there is no detriment to local wildlife.

The swimming pool will feature underwater lighting.

For the entrances to the outbuildings there will be minimal passage lighting at low level to ensure safe access.



▲ SITE



DARK GREY PORCELAIN ▲



COTSWOLD BUFF COPINGS ▲



▲ VERTICAL SAWN CUT LARCH CLADDING



POWDER COATED ALUMINIUM ▲



# 7.0

## SUMMARY

This application for retrospective householder planning consent is for the construction of an external swimming pool, two associated plant outbuildings and associated landscaping improvements at Sibford Park.

It is considered that the proposals would generally be considered as permitted development, should this still exist and the landscaping proposals would not need planning permission. However, due to the removal of permitted development rights, planning permission is now sought for these works and for the treescape enhancement that will provide an increased landscape and environmental value to the site.



▲ SITE