



4192— The Poplars, Land South of Clifton Road, Deddington
Design and Access Statement
Development of 5 Retirement Dwellings



Front Cover Image: Plot 4 and 5 Front Elevation

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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 full planning application in relation to land South of Clifton Road, Deddington on behalf of Blue Cedar Homes.

The site currently has planning permission for 7 units (application ref 21/02417/F). This revised application looks to reduce the scheme to 5 units. This document is to accompany the revised scheme. The omission of two units and resulting changes to the site layout increase the open space and lessens any impact on the historic views across the site.

Blue Cedar Homes was established in 2008 and are specialist developers of age-exclusive bespoke new homes. Each Blue Cedar Homes development is designed to provide attractive and secure properties, set within landscaped gardens.

This document should be read in conjunction with the Architect's Drawing and the other consultant's information.





Proposed 5 Plot Site Plan

2.0 Design Development

2.1 Form and Layout Development

The proposals follow the courtyard layout previously established with all units looking into a central area. The area of shared landscaping has been relocated to the western edge increasing the distance between new units and the existing housing, this is highlighted by the proposed Nolli Plan below.

2.2 Amount

The reduction in development means that the proposal continues to reflect the low density housing characteristic of the outskirts of Deddington.



1. Provide access to site through break in boundary trees, single tree removed.

2. Minimise impact on view from Deddington Castle and neighbouring properties. Single storey plots with simple roof lines



East Deddington Existing Nolli Plan



East Deddington Proposed Nolli Plan



Grade 2* listed Monks court and Castle End to the west of the site



Existing brick house to north west of the site



Red brick is used alongside stone and render.



Red brick terrace in the Village centre



Deddington Village centre



Render is also used widely in the centre of Deddington and beyond

2.3 Surrounding Context and Materials

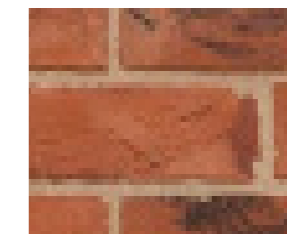
Buildings in Deddington are constructed either of the distinctive Ironstone or many in the village centre are in red brickwork or rendered elevations. Additionally there is some use of timber cladding.

The appearance of the development has been carefully considered to ensure it reflects a historic agricultural style as well as the local materiality and detailing.

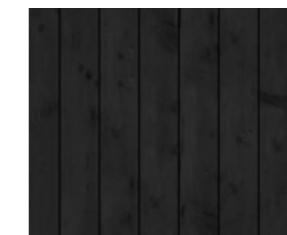
The proposed materials palette for the housing is red brick and black timber cladding, with slate roofs and use of timber shutters to create some variation.

The hard surfaces within the development are also reflective of those found within the village: footpaths will be made of blue/grey patterned pavers, whilst cobbles and resin bound gravel will emulate the gravel used in nearby courtyards and driveways.

The boundary treatments proposed are also reflective of the local area and characteristic of the agricultural style of the development. These include simple ironstone walls, hedging and timber post and rail fencing.



Red brick



Black Painted Vertical Timber Cladding



High Quality, Blue/Black, Natural Slate

2.0 Design Development

2.4 Scale

All units within the development remain as two bedroom with a master room and second double bedroom. The five are sized well above the national space standards, all with over 100sqm gross internal floor area. This creates spacious homes and allows the units to fulfil their purpose as retirement dwellings, with additional space for any adaptations that might be required.

The scale of the development remains in-keeping with both the houses and converted barns that surround the site.

2.5 Sustainability

The principles established for the approved scheme remain unaltered for the revised application. Each unit still has provision for 2-3 bikes either within cycle sheds or garages.

2.6 Inclusive Design

The inclusive design principles also remain with all units designed to create adaptable homes that allow for ageing residents to stay within their home and community as they grow old. All units are single storey and include a WC with an allowance for this to be adapted into an accessible shower if required. Level access is still to be provided throughout the site and the enhancement of the verge to the north of the site will create a wider, and more accessible pavement.

2.7 Heritage

Features to enhance the Conservation Area previously included, have been retained with the new proposal.

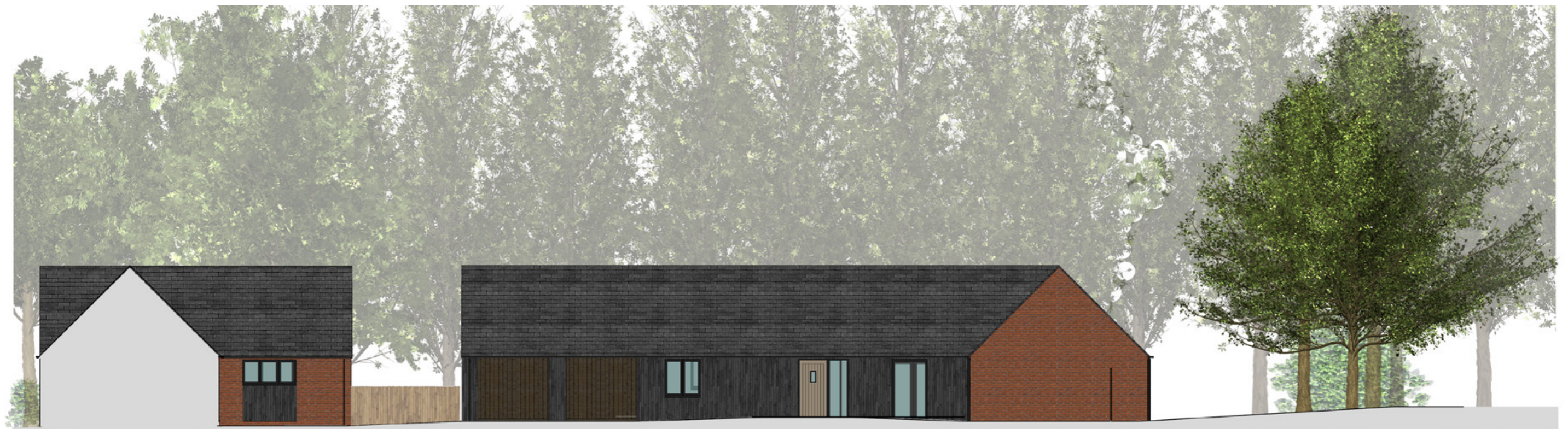
- 1- Returning undeveloped parts of the site to pasture
- 2- Repairs to the existing stone wall
- 3- Demolition of the derelict shed on site to enhance the outlook
- 4- Tree and hedge planting to the site perimeter
- 5- A stone wall and planter to mark the village and Conservation area entrance
- 6- Enhancement of the verges surrounding site
- 7- Retaining the view from Clifton Road to the Castle
- 8- Separation between Deddington Castle and built area retained



Site Section through Neighbouring Properties

3.0 Summary

Blue Cedar Homes have previously obtained permission for a 7 unit scheme (21/02417/F). Following review, a new application will be made seeking to reduce the development of the site by removing 2 units and moving the new units further away from neighbouring properties. The specification of each home will remain unaltered and the completed project will benefit from larger areas of landscaping. The heritage contributions proposed with the approved scheme have been retained.



Plot 2 Front Elevation

