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Map of Steeple Aston Village, Conservation Area and Site Boundary

## 1.0 Introduction

1.1 This booklet contains revised information following the pre-application meeting held with the Cherwell District Council planners in February 2010.

Wincote is located on Cow Lane in the village of Steeple Aston, Oxfordshire. It has been owned by the Squire family for nearly forty years. This application is being made by Squire and Partners architects on behalf of Michael Squire, owner of the architectural practice and the property.

For the last eight years, Wincote has been let to private individuals as the family were no longer able to occupy the existing house. With five grown-up children there are not enough bedrooms and the living accommodation is very small. This proposal will allow the family to return to Oxfordshire with their children.

1.2 The purpose of the report is to support the planning application, providing a clearer understanding of the local context, the impact and contribution the scheme will make, as well as reveal the finer details integrated into the scheme.

## 2.0 Local Context: Steeple Aston

2.1 The village of Steeple Aston lies approximately 13 miles north of Oxford and 10 miles south of Banbury just off the A4260.

Steeple Aston has been developed around an open square containing paddocks, orchards and gardens. These are bounded by the roads of North Side, South Side, Paines Hill and Water Lane.

The first documented acknowledgment of the village dates back to the Domesday survey of 1086. The village grew slowly until approximately 1875, with expansion being most developed on the northern side of the village along North Side.

Over the last 125 years the village has grown, sprawling out from the central square to more peripheral locations. The changing shape of Steeple Aston is illustrated in the adjoining figure ground diagrams, the biggest of which being between 1955 and the present day.

Originally Steeple Aston was a largely agricultural community. However, by the early 19th century the agricultural community had given way to tradesmen and artisans. It is now predominantly residential.

The village has a mixture of large family dwellings located primarily around the centre and smaller affordable homes located around the periphery, particularly along the Heyford Road.

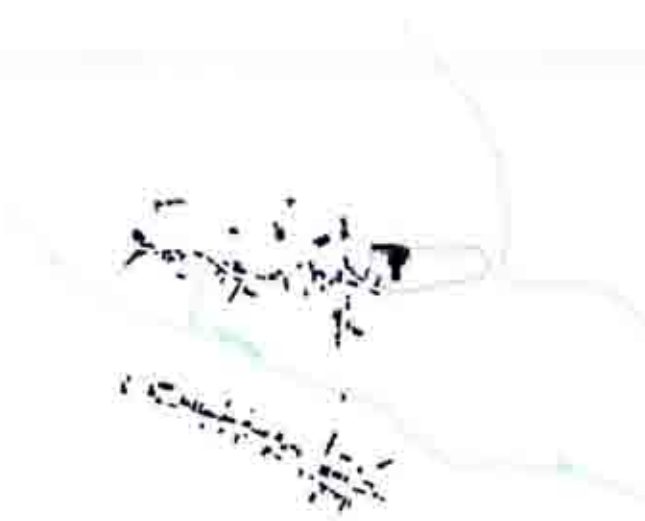


Figure ground - 1885

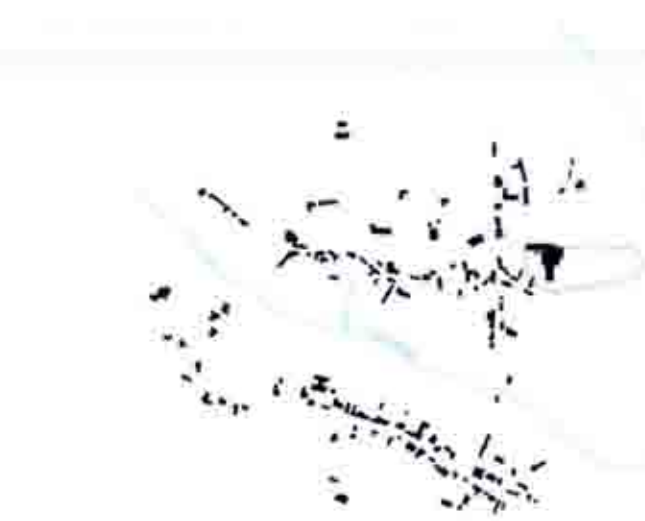


Figure ground - 1955



Figure ground - Present



Church of St. Peter & Paul



The Medieval Ponds



The Closes West of Paines Hill



Cottage 1 Cow Lane, grade II listed



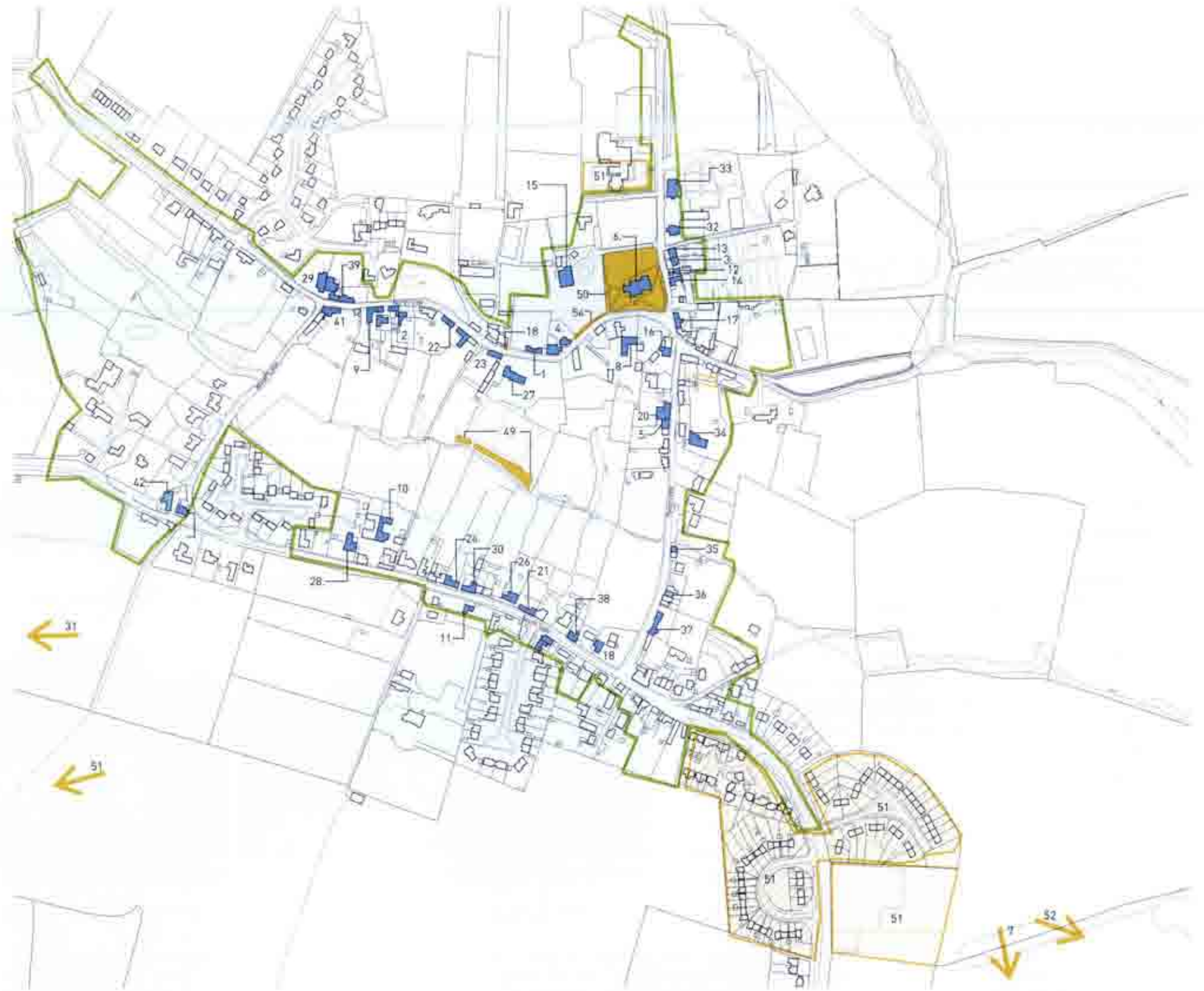
North Side



North Side

## 2.2 The Heritage Richness of Steeple Aston

As defined by the Conservation Area Appraisal, and the Historic and Environmental Records (HER), Steeple Aston comprises of a plethora of nationally significant assets. Fine examples of mainly vernacular buildings dominate the village although there are a handful of Gothic and classically styled properties found dotted around. The rich and diverse heritage of the village is not limited to buildings but includes protected garden walls, antique Victorian mail boxes and medieval fishing ponds. In addition to the visible above ground features there are a number of archaeological sites on the edges of the conservation area and surrounding lands due to the villages roots running through to the Medieval, Iron and Roman ages.



1. Almshouses 1&2, South Side, listed grade II
2. Sunny Bank, North Side - listed grade II
3. Fir Lane Cottage, Fir Lane - listed grade II
4. The Old School, Northside - listed grade II
5. Fairview, Paines Hill - listed grade II
6. Church Of SS Peter and Paul, North Side listed grade II\*
7. Cuttle Mill, + Stable - listed grade II\* II respect
8. Rectory Farm & Manor Court Cottage, North Side - listed grade II
9. House at the Gap, North side - listed grade II
10. Holly Cottage, North Side - listed grade II

11. Brunstone, South Side - listed grade II
12. Chancel Cottage, Fir Lane - listed grade II
13. Fir Cottage, Fir Lane - listed grade II
14. Jasmine Cottage, Fir Lane - listed grade II
15. Canterbury House, Fir Lane - listed grade II
16. Chestnut House, Paines Hill - listed grade II
17. Merlins, Fir Lane (1 Cow Lane) - listed grade II
18. Town House, South Side - listed grade II
19. The Old School House, North Side - listed grade II
20. Paines Hill House, Paines Hill - listed grade II
21. Acacia Cottage, South Side listed grade II

22. Old Toms, (out building) North Side, listed grade II
23. Cedar Cottage, North Side - listed grade II
24. Grange Cottage, South Side - listed grade II
25. Red Lion Corner, South Side - listed grade II
26. Orchard Lea House, South Side - listed grade II
27. Cedar Lodge, North Side - listed grade II
28. Manor Farmhouse, South Side - listed grade II
29. East, South and West Grange, South Side -

30. Straithe Cottage, South Side, listed grade II
31. Hopsholt Inn, Heyford Road
32. The National Infants School, Fir Lane
33. Radcliffe's Technical School, Fir Lane
34. North Dickeridge, Paines Hill
35. Brookside Cottage, Paines Hill
36. Keepers Cottage, Paines Hill
37. Duckets, Paines Hill
38. Old Malthouse, South Side
39. East and West Springs, North Side
40. North and South Spring, South Side

41. Randolph's, North Side
42. Red Lion Public House, Junction of Water Lane & South Side
43. The War Memorial,
44. 5 no. insurance plaques across the village
45. Monument of Sir Francis and Lady Page by 46. Scheemakers, within the chapel
47. The 'Eyecatcher' Folly
48. Victorian Post Box, North side (next to Almshouses)
49. 3 Medieval Fish Ponds, part of the closes in centre of the square

50. A number of grade II listed grave stones and covers within the church grounds
51. A number of Roman Remains and Archaeological Site Across the conservation area including an Iron Age Habitation Site
52. The Old Quarry
53. Brick Yard, Kiln and Clay Pit - location unknown
54. Garden Walls of Canterbury House, listed grade II East, South and West Grange, South Side - listed grade II

## 2.3 Local Architecture

### 2.3.1 Typology

The village building typology is of a modest scale comprising of small to large dwellings with some moderately sized agricultural buildings. The village is of a character very much associated with English countryside settlements with dwellings consisting of between 2 and 3 storeys. Within the village there are a few examples of larger buildings that stand out from the general scale; these include the church as well as the secondary school which sits outside of the conservation area. Within the conservation area curtilage there are many buildings of note, most of which are of listed status. Embodied here, is a prevalence of the vernacular which comes from traditional building techniques built up and established across centuries.



Brick with Limestone Ashlar Dressings



Coarse Limestone stone with Limestone Ashlar Window Reveal



Limestone Blocks with Ironstone Banding

### 2.3.2 Materiality

The buildings of Steeple Aston collectively provide a relatively wide material palette. The older buildings of the community are predominantly limestone and ironstone ranging from rubble limestone utilised in boundary walls to finely finished ashlar details. The stones are either randomly patterned or used in an articulate architectural style. The stone is found locally as the land surrounding the village is rich in both types. Later urban growth during the 19th and early 20th century has now provided the village with examples of brick buildings. The brick's origins are not specifically known but could be considered to either come from the local brickworks that was on Paines Hill or to have come from further a field along the Oxford Canal via the Wharf at Lower Heyford.



Ironstone Blocks with Limestone Lintel and stone mullions



Rubble Limestone of a boundary wall



Random mix of ironstone and limestone blocks





Timber frame sash glazing with limestone ashlar jambs



Stonesfield slate roof



Welsh slate roof



Timber casement window with carved limestone reveal



Timber panel door



Thatch roof

## 2.4 Local Architectural Details

### 2.4.1 Language

The older dwellings within the conservation area are characterised by small aperture sizes as you would expect from vernacular or historic buildings. Lintels and sills are made from either timber or stone with the older buildings predominantly taking the former. Windows are either timber or metal casements with some sash windows found in a few examples. Jambs in the larger houses are formed in stone ashlar with some examples of stone mullions being found in a few properties.

### 2.4.2 Roof coverings

The majority of roofs are covered in 'imported' Welsh Slates. Older buildings use Stonesfield Slate, a local building material that comes from the Stonesfield Quarry near by. There are also a few examples of thatch within the village which can be found on North Side including Old Toms and Cedar Cottage.

### 2.4.3 Boundaries

Plots are divided predominantly within the village by limestone rubble walls rather than hedges or fences. This adds to the character of the village and provides the notion of the walled garden which has been brought into the design concept at Wincote.

### 2.4.4 Old Agricultural Buildings

Within the village there are also a number of barns serving as a reminder of the pastoral nature of the early village growth.

## The Existing Buildings & Landscape of Wincote

### 3.1 The significance of Wincote

Wincote and its accompanying land was originally a working orchard and the buildings on the site were cottages to house employees. Over the years the orchard has been eroded so that now only a few apple trees remain on the land. Later, landscaping has been introduced, including box hedges and a tennis court, all of which encloses the site and do not take advantage of the topography of the land or the views down the valley.

The buildings on the site have been extended over the years and have lost some of their original character. The main cottage has a modern flat roof extension from the kitchen. The eastern wing is also a later extension and has none of the character of the original buildings. The oldest buildings on the site and those seen with most heritage value use the local ironstone predominantly and here is where any value resides.

There are a number of out-buildings running down the northern edge of the site, east of the main building and a barn at the end, built in the 80s. None of these buildings contribute to the heritage asset of the conservation area.

Internally the house is small and, apart from the kitchen space, dark with very few windows and does not cater for the needs of the large family. Restricted access is due to the large number of changes in level throughout the house and in particular the very steep stair to the first floor in the main cottage, making it difficult for the elder members of the family to use the house.

The buildings of Wincote do lie within the village conservation area but are not listed.



View from top lawn



View from adjacent allotments



Out-buildings



Main living room



Extension



Steep staircase connecting ground and first floor





Out-buildings



Landscape



Remaining Orchard Trees



The Eye Catcher - east of the site



Inadequate Main Bedroom Access



The Lawn



Tennis Court



View from eastern boundary



## 4.0 Proposed Scheme Strategy

### 4.1 Location of the new building

The original cottage walls are to be retained in their current location and will be incorporated into the new scheme as a memory of the original buildings on the site.

The main block of the new house on the site is to be located at its western edge. This will enable the house to take advantage of the views down the valley towards the eye-catcher (described later) whilst also integrating it more into the village cluster.

The main house derives its architecture and materials from the local village and from the surrounding countryside as well as making metaphorical references to the history of the site as a walled orchard.

The main living areas constructed from timber represent the orchard. The timber will be from the local area and from sustainable/managed FSC rated sources. Intricate screens will be introduced to provide a play of light internally and to give reference to the way in which artisans and tradesmen may have worked wood in the village historically.

The facade of the timber living quarters will have large openings taking advantage of the views for the more public living spaces and smaller openings to protect the more private areas of the house.

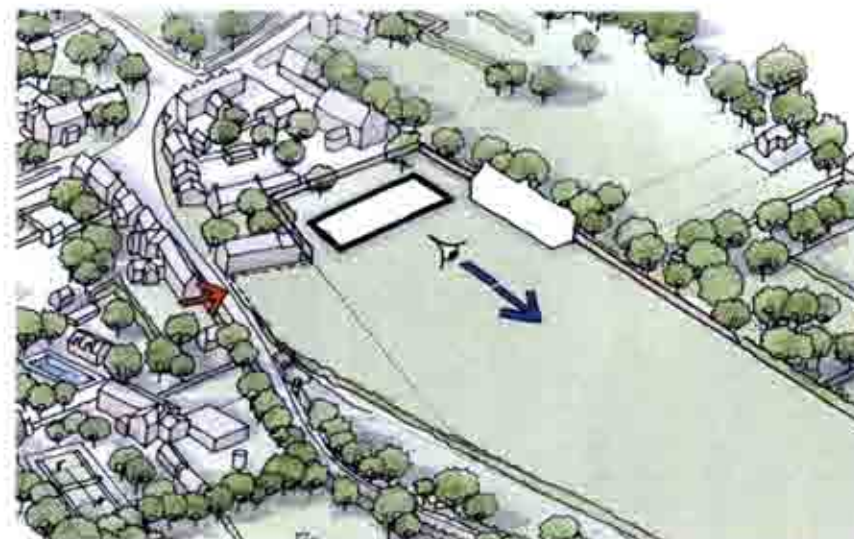
The living areas are surrounded on three sides by a stone wall which represents the protection for the orchard like the houses surrounding the village centre or the wall around an orchard. The stone buildings also ensure that the new building connects visually and materially with the rest of the village behind.

The facade stone wall which face the village will have small punched openings which reflect the architecture of the village and conservation area. We are also intending to integrate the existing cottage facade into the design so that a memory is left.

The scheme in both the building and the landscaping examines the relationship between man and nature/village and countryside and blurs the boundary between the two; bring man into nature and nature to man.



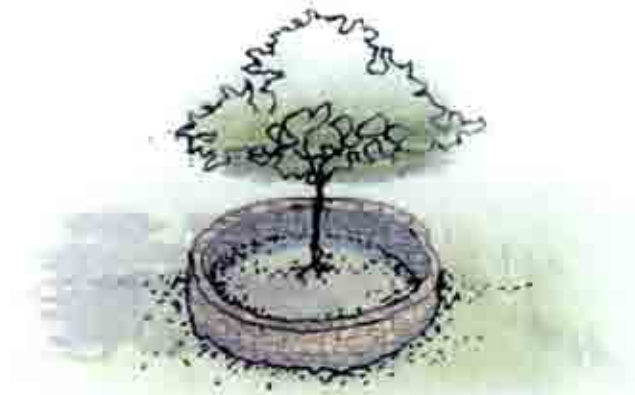
Existing



View to 'Eye Catcher'



Timber Orchard



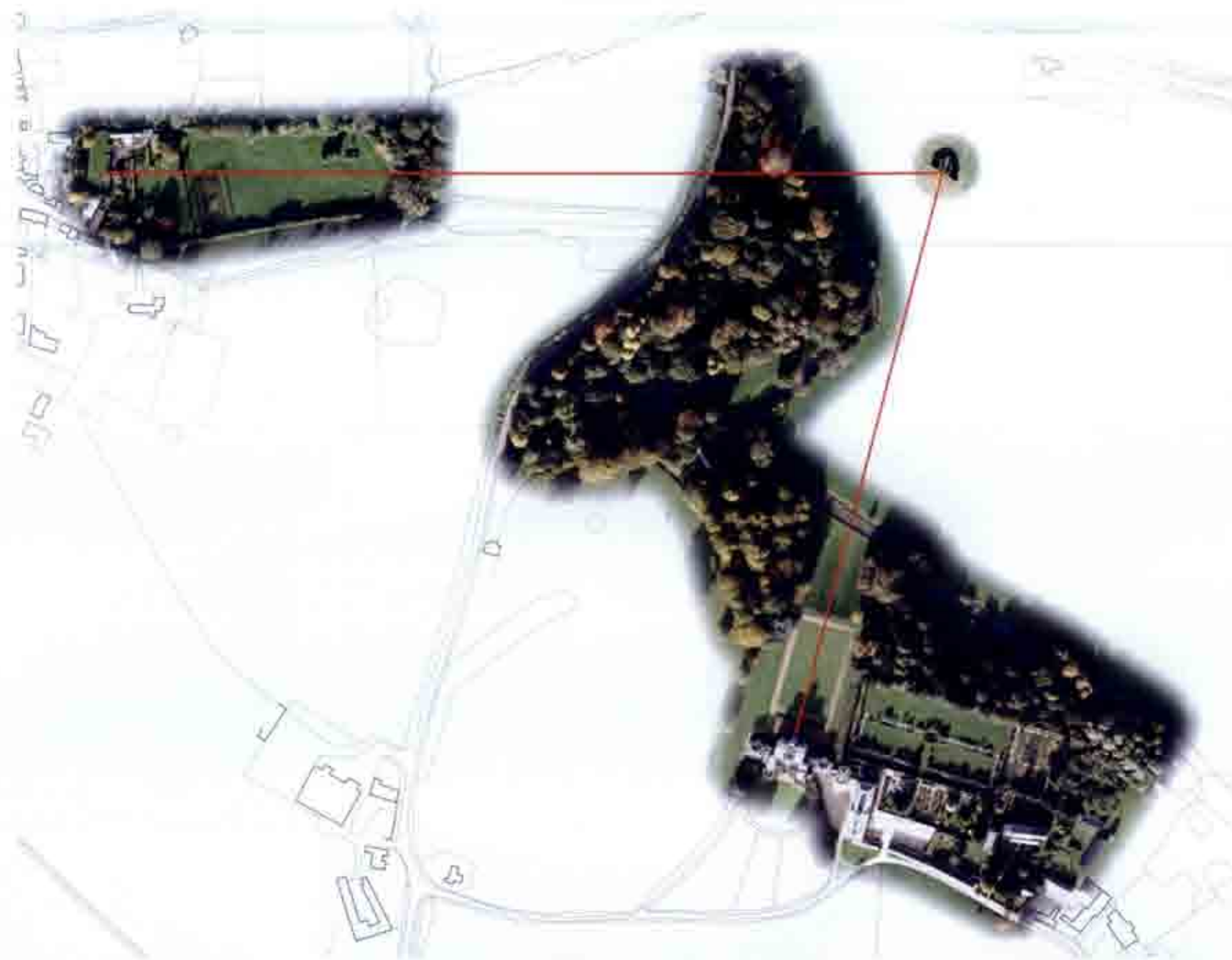
Concept - walled orchard



Stone Wall



Landscaping



#### 4.2 Wincote and its relationship with Rousham

The new building forms a relationship with the eye catcher or folly, located on the hill opposite and through this with Rousham House.

Rousham is one of the finest examples of landscaping in the country and the gardens, designed in early 18th century by Charles Bridgman and completed by William Kent, are still largely as the original design.

The result is a superb, early example of formal garden mixed with carefully designed natural landscape. Kent is famous as the father of the "picturesque" or English landscape garden. He envisioned the landscape as a classical painting, carefully arranged to maximise the artistic effects of light, shape and colour. His gardens were dotted with classical temples replete with philosophical association. The gardens were designed around several ponds and cascades, with wooded glades opening to provide views to classically inspired architectural elements or follies. There is also a walled herb and kitchen garden in which food was grown for the house.

In the UDP and in various other descriptions of Steeple Aston the relationship between the village, the eye-catcher and Rousham is often mentioned and there are a number of instances in the village where you can see the eye catcher. This proposal aims to reinforce that relationship, to enhance the landscaping of this area of "high landscape value" and to enhance the overall value of the Cherwell valley landscaping.

The proposal seeks to employ the sense of adventure, fun, follies, walks, paths, views and interventions in the landscape as witnessed at Rousham but to interpret it in a contemporary way.





## Design Proposals

### New House

#### Stone Wall

As described, the house is conceived as two elements: the timber "orchard" and the wall which surrounds it.

The stone wall will be constructed from local stone and reflects the character and design of other houses in the village and conservation area. All apertures will be relatively small and the scale of the building is low.

It is also proposed to incorporate the existing elevation of the cottage into the new walled element to retain this part of the site's history.

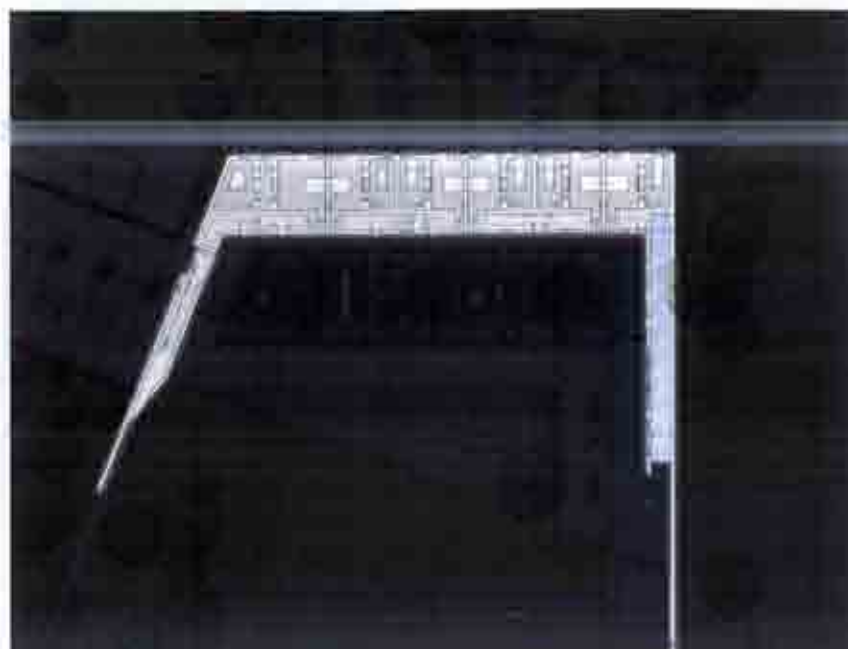
The main entrance to the house is along the existing driveway where one is confronted by the surrounding wall and a small entrance door serving as the metaphor for the entrance through a wall into the "secret garden". Once inside, you arrive at the hall in which the difference between the timber public functions and the stone private functions can be appreciated.

The stone element contains all the bedrooms for the house. They are located on the west side of the building facing the village, allowing the living accommodation to face east and take advantage of the views across the landscape.

Each bedroom has its own private garden for privacy and a small contemplation pool. This side of the house is intended to be quiet, complete and architecturally insular and private.

At the far end in the retained part of the old house there is the swimming pool/spa complex. The proposal is for the swimming pool to be inside/outside and to weave its way around the old cottage with the swimmer being able to swim inside the old cottage and through the walls into the outdoor part.

On both sides of the house the wall extends into the landscape slowly dissolving as it gets further away from the house on the southern side it becomes a path pointing the way to the summer house and from there a path down to the lake at the bottom of the garden. On the North side it becomes an enclosure to the herb garden and from there a lining to a small waterway which threads its way through the landscape down to the lake. This reinforces the connection between man and nature that is envisaged throughout the scheme. [see images under chapter 5]



Entrance from Cow Lane



Entrance Hall



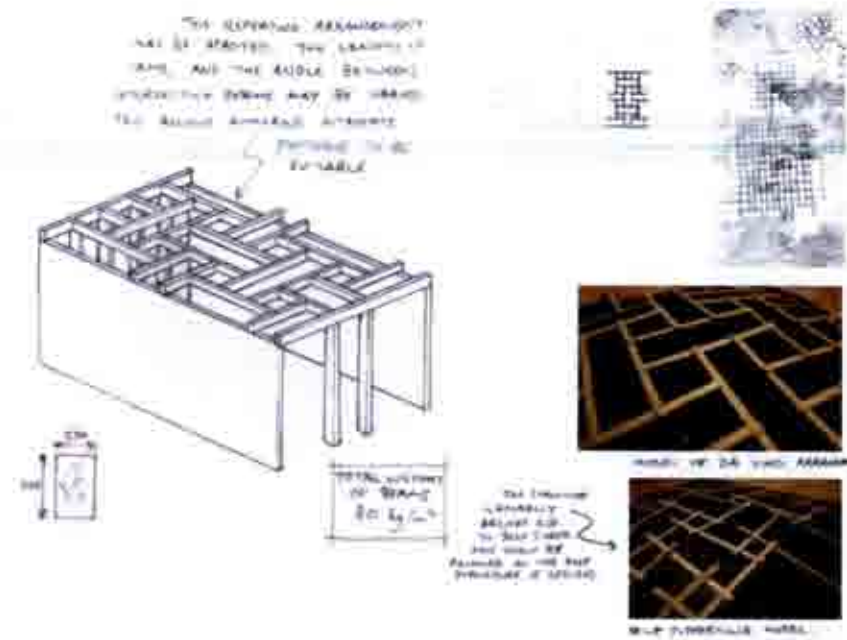
Internal Swimming Pool - swimming through the old cottage.



Bedroom Garden



Typical Bedroom Suite



Facade Precedent Structure-Leonardo Da Vinci

### 5.1.2 Timber "Orchard"

The timber element represents the natural environment, the garden, the orchard and trees, and the centre area of Steeple Aston. It houses all the communal activities and makes a series of connections between the various rooms and the landscape.

The timber structure has been developed using a principle inspired by Leonardo Da Vinci, with a repeated arrangement of timbers to create a self supporting structure. This system is also far more economical in its use of materials compared to a traditional post and beam structure as and it can use varying lengths timber. The design pays homage to traditional timber framed domestic architecture in England, where oak framework was filled with wattle and daub.

The first spaces are the more formal living rooms and the most public spaces in the house. The structural system allows us to modify the façade, creating large openings to take advantage of the views down the valley and they form the visual connection with the eye-catcher.

The centre of the orchard building houses the kitchen which is usually the heart of any contemporary family dwelling. This room connects with the formal side and the family side of the house.

Along the Western edge of the formal rooms and the kitchen runs a mezzanine gallery housing books, wine and storage for the kitchen and clerestory windows, allowing west evening sun to penetrate into the rooms in the evenings.

The more private communal rooms are conceived as the family rooms, with a television room, snooker room, a games room upstairs and the spa changing area. These rooms are more private and are reflected as such on the elevation. There is a roof terrace which allows evening west light to be enjoyed.

The east façade has been pulled away from the communal rooms, creating a timber 'loggia' and a series of intricate carved screens protect the internal spaces from solar gain. These screens, inspired by the wallpaper patterns of William Morris serve as a metaphor for a tree canopy. Sunlight into the spaces will be dappled at certain times of the day like sitting under a tree canopy. Again the concept is to constantly reinforce the idea of man and nature coming together.



View from Garden



View from Breakfast Room



Formal Sitting Room and Hall



Formal Dining Room



## Landscaping

The landscaping proposal draws has been developed with Kim Wilkie Associates and draws inspiration from Rousham House as well as aiming to blur the boundary between man and nature and to blend the two into one.

With the village and conservation area boundary running through the site, it is around this boundary that man and nature connect and it is this boundary that we seek to dissolve.

Thus on the eastern side of the site we have the new building outside which is a formal landscape of terraces and a swimming pool. A single tree will be planted beneath which it will be possible to sit on summer days. In response to concerns raised by the Cherwell District Conservation Team over the substantial nature of the landscaping earthworks originally proposed, we have reduced the landscaped terraces from 3 to 1 large grass terrace finishing with a ha-ha.

A terraced herb garden runs down the northern side of the site, this is a man made garden stretching out to the boundary with nature and forming a connection.

On the southern side a new orchard is to be planted with meadow flowers under and a meandering path with a summer house at the end of the lateral connection. Thus nature has come up to the house and touched it and man has put a delicate intervention into the orchard again reinforcing the connection between the two.

At the village boundary the terracing stops, the water running through the herb garden becomes a stream and the orchard becomes wild wood showing nature taking control. The central axis rather than being terraced, slopes down and will be left to grow wild meadow flowers or have livestock grazing on it.

At the bottom both the river and the path collect into a lake which acts as a counterfoil to the house. This part of the site often floods during heavy rainfall and there is a natural river flowing at the bottom so the lake will help to prevent further flooding.

The landscape is conceived as a series of events and journeys on either side much like Rousham, whilst in the middle it serves as a vista to the distance and the folly and Rousham. The journey down the northern side is characterised by water and takes you on a meandering journey with pools and views to the lake. The southern side journey is a walk through an orchard meadow, with surprise framed views to the lake and eye-catcher, to the summer house. From there the planting gets denser and the path winds down to the lake where a boat can be rowed to the island.



New orchard and summer house



View from plung pool to 'eye-catcher'



Stone wall leading to the 'secret garden'



View from stream to lake



Perspective from walled herb garden to timber orchard building



Adjoining Buildings



Adjoining Buildings

## 7.0 Views and Relationships to Adjoining Buildings

The proposed building is only to be a single storey with occasional mezzanines, so as to minimise its impact on adjoining buildings and the village skyline.

The ridge height of the new proposal is to be lower than the ridge height of the cottage roof currently on the site. In fact the 'orchard' building comes up to the height of the current eaves of the existing cottage so the overall height of buildings on the site will be significantly lower than the existing buildings on the site albeit in a different orientation.

Only one building has windows looking into our site and this proposal will not affect either their rights to light or sunlight and daylight.

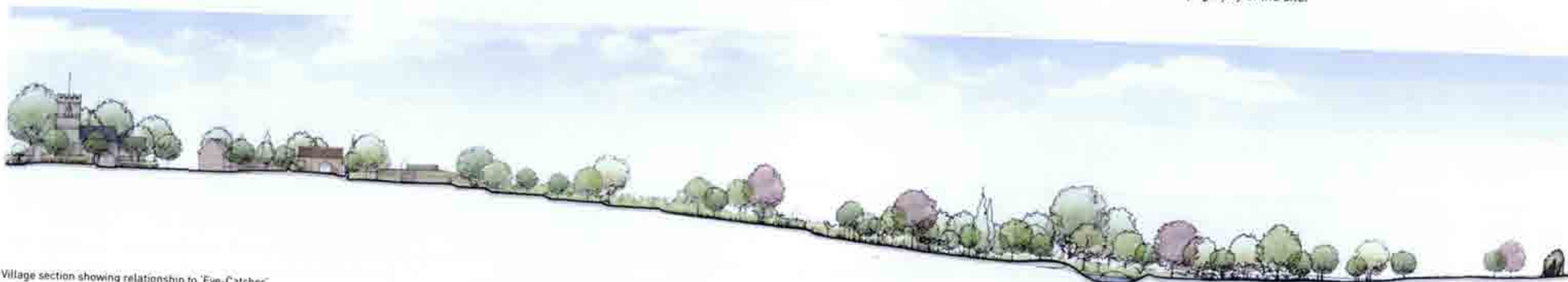
The long distance views of the site are limited due to topography and the proposal landscaping. As such to all intent and purposes from all public buildings the site is mostly obscured except from the folly which it makes a relationship as previously described.

In the very few long distance views where the proposal can be seen it has been designed so that the proposed building does not break the skyline of the village and is lower than existing buildings on the site.

In conclusion the building has been conceived to address the folly much like the village does and then from most other aspects the building is concealed by the landscaping proposals and the natural topography of the site.



Site Section through adjoining buildings and church



Village section showing relationship to 'Eye-Catcher'



8.1 This statement has been prepared in light of the national policy in PPS5: Planning for the Historic Environment, which outlines that 'local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance...' [HE6.1]. This statement should be read as part of the Design and Access Statement for this application, as prepared by Squire and Partners.

This statement first identifies the heritage assets and context of the site at Section 2, and then reviews the statutory duties, national policy guidance, local policy and supplementary planning guidance relevant to the application site; to provide the context for the proper consideration of the proposals.

Section 3 sets out and assesses the significance, comprising the special architectural and historic interest, of the Conservation Area. In support of the scheme, Section 4 describes the site and the current proposals, and Section 5 assesses the implications of the proposal on any designated heritage assets.

## 8.2 The Heritage Assets and their Context

### 8.2.1 Designated Heritage Assets

PPS5 notes that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation (para.5) i.e. "designated heritage assets". Conservation Areas are included within the definition of Designated Heritage Assets.

The site is located within the Steeple Aston Conservation Area.

### 8.2.2 Summary of Significance

The Steeple Aston Conservation Area was designated in March 1988. According to the Conservation Area Appraisal, the special character of the Conservation Area derives from "the quartering of the manor in the 16th century, the subsequent development of a number of substantial mansions, the village's valley location and its development around four sides of an open square of land. The contrasts in building scale and style are complemented by the wide range of building materials. The conservation area is unified by the numerous connecting stone walls, paddocks, orchards, gardens and tree belts" (paragraph 3.10).

The Conservation Area is considered to be the only Heritage Asset that is relevant to the proposals. Council officers have suggested that Wincote itself is a Heritage Asset, but this opinion does not stand up to scrutiny against the tests set out within PPS 5 and the supporting Guidance note.

Therefore, for reasons set out in the remainder of this Statement, the proposals are considered in the context of the Steeple Aston Conservation Area.

### 8.3 Significance Assessment – Steeple Aston Conservation Area

Steeple Aston lies 13 miles north of Oxford on high ground between the Oxford to Banbury Road and the River Cherwell. From the river meadows in the east the ground rises steadily to circa 110 metres at the parish church, and to circa 150 metres at the parish's western boundary (paragraph 2.1, Conservation Area Appraisal).

The early origins of the village are that of agriculture, centred on the church and manor. The Medieval core of the village was probably centred at the east end of North Side, close to the present day church. The area south of Cedar Lodge is identified as an unscheduled monument containing earth works, fish ponds and possibly a 14th century manor house (paragraph 2.2).

Steeple Aston is situated either side of a small steep valley formed by a tributary of the River Cherwell. The parish consists of low lying meadow land in the east, rising in the west to the limestone plateau which covers much of North Oxfordshire. The area is rich in limestone and ironstone, both of which have been extensively used as building stone in the village ... (paragraph 1.1).

The layout of the village has been determined by the boundaries of ancient plots and closes which run down the hillsides either side of the valley, using the stream as a rear boundary. Expansion of the village into South Side was probably prompted by the quartering of The Manor in the early 16th century. This led to the arrival of several gentry families from outside the parish, with demands for good quality housing (paragraph 1.6).

The division of the manor resulted in Steeple Aston's development as an "open" village – a village which accepted settlers from outside the parish. This "open" policy resulted in a rapid rise in popu-

lation which reached a peak of 749 in 1871 ... As a consequence Steeple Aston in the 19th century was a more diverse community than would otherwise have been expected (paragraph 1.7). Paragraph 1.11 of the Appraisal provides a further record of the village's varied history and development, and notes that, Throughout the 19th Century there is evidence of unemployment and poverty in Steeple Aston. In 1861 none of the cottages in Steeple Aston were owner occupied. They were often built on cramped plots and said to be habitually in a poor state of repair, despite high rents ...

The village has been developed around an open square containing paddocks, orchards and gardens. It is bound by the roads of North Side, South Side, Paines Hill and Water Lane. The plots within the square are the legacy of the pre-Inclosure closes which may have formed in the 16th century after the quartering of the manor.

Steeple Aston is situated within an area identified in the Cherwell Local Plan as being of "High Landscape Value" ... The village is situated to the north of Rousham Park which is on the English Heritage Register of Historic Parks and Gardens. When designing the gardens at Rousham in the early 18th century William Kent "enlivened" the landscape to the north of the garden. Part of the parish of Steeple Aston falls within the landscape and Kent was responsible for enlivening Cuttle Mill and for building the sham ruin or "eye catcher" situated to the east of the village. Both are Grade II\* listed buildings. The sham ruin situated on rising ground to the east of the village is clearly seen from several vantage points within Steeple Aston (paragraph 2.3).

Paragraph 2.5 of the Appraisal summarises the likely history of the village's development as follows,

The earliest development was probably around the church and manor at the east end of North Street, with later development spreading along a main street. North Street contains the largest concentration of older properties, with several dwellings including Manor Court, Rectory Farm, Cedar Lodge, Old Toms, Holly House, the house at The Gap, the almshouses and Radcliffe's School (now a dwelling) date from the 18th century or before. Development in South Street was probably prompted by the quartering of the manor in the 16th century, and the subsequent arrival of gentry families from outside the



parish, with demands for good quality housing. Eighteenth century development in this area includes more substantial properties like Manor Farm, Grange Cottage, Orchard Lea and Acacia Cottage. An influx of labourers in the 19th century led to the building of several cottages. Constructed in short terraces there are concentrations on the Heyford Road, in The Dickridge, at the junction of South Side with Water Lane and at the northern end of Pains Hill and Cow Lane. Twentieth century development has largely been located on the outskirts of the village on the four approach roads, which join the square formed by the four main village streets at their corners. There are a number of clusters of 20th century development on short estate roads where previously larger plots have been developed. The most prominent of these, Broadshaw Close, occupies the south west corner of the square ...

There is a great variety, therefore, to the history of the development of the village, and its character is informed considerably by a continual process of evolution and development with each century bringing modification and redevelopment as well as new additions to Steeple Aston. This process of evolution should, with care, be accommodated today, just as much as it was over the preceding years.

The Appraisal notes at paragraph 2.10 that Paines Hill is largely open in character with development concentrated at either end, mainly on the east side; the cottages and houses located at the northern end of Paines Hill at the junction with Cow Lane, Fir Lane and North Side tend to be located on the road frontage, or behind only small front gardens. This is consequently one of the more compact areas of the village, with several short terraces.

As a consequence of the village's varied history, therefore, there is considerable variety in the character, style, size and density of the dwellings and plots on which they are built, within the village. This variety is very much part of the character of Steeple Aston as a whole and the Conservation Area in particular.

The Appraisal also notes at paragraph 2.12, one of the main characteristics of Steeple Aston is the diversity of its building materials. Traditionally limestone and ironstone were used for the construction of older buildings including the church, manor houses, cottages and for the construction of walls. In some cases both stones

have been used in the same building either randomly or deliberately to form a pattern or to emphasise architectural details. From the 19th century brick became a more common material and replaced stone for the building of many cottages. It is common to see all three materials used together and there are a number of examples particularly in The Dickridge and Heyford Road where brick fronts have been applied to buildings of stone construction. Paragraph 2.13 notes that roofing materials are also varied with Stonesfield slate dominant on the older properties. There are a few examples of thatch, whilst Welsh slate has been used in the re-roofing of earlier properties and is dominant on 19th century properties. Most later 20th century properties are roofed in concrete tiles.

Window styles also vary across the village as one would expect, given the variety of styles and ages of the various dwellings. Wooden casements with wooden lintels characterise older properties, whilst examples of metal casements and leaded lights are found in Fir Tree Lane. There are also examples of bay and sash windows, whilst later properties display a variety of window styles and materials (paragraph 2.14).

The Appraisal also notes the variety of doors and roof profiles (paragraphs 2.15, 2.16 and 2.17) that can be found within the Conservation Area.

Once again, the village is characterised by a considerable variety of building styles, sizes and ages, the product of the evolution and "open" nature of Steeple Aston.

In respect of 20th century additions, the Appraisal notes at paragraph 2.27 that there are a number of properties of this period scattered around the Conservation Area and that they are largely undistinguished and have little bearing on the value of the area. Steeple Aston Conservation Area was designated on 21st March 1988. The boundary was drawn to include the historic core of the village centred on the square, important groups of buildings both listed and unlisted, the church, The Old Rectory, farms and mansions, important open spaces, trees and the approaches to the village (paragraph 3.3).

The boundary hugs the rear boundaries of South, East and West Granges before turning southwards to follow the boundary of East

Spring. East of this property the wall fronting North Side becomes the boundary before it again turns northwards to include the garden area in front of Fairacre. The boundary continues eastwards following the rear boundaries of the properties fronting North Side before taking a stepped route northwards to include Canterbury House, the present Vicarage and the graveyard and tree belt north of the church. The boundary loops northwards to include Fir Lane, and the trees and verges either side of this road before turning south westwards to include the village hall, the playgroup building and properties on the east side of the lane. The boundary turns eastwards to include Wincote and its extensive grounds before turning westwards north of Cow Lane (paragraph 3.5).

The Wincote cottage and "its extensive grounds" therefore fall at the very edge of the Conservation Area which is entirely to be expected, given that it falls at the eastern edge of the village in any event.

The area included within the Conservation Area has been assessed to meet the test that a conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

The Appraisal concludes by noting that Steeple Aston has a particularly rich architectural and historic background centred on its association with Brasenose College and local gentry including Sir Francis Page and the Cottrell-Dormer family, its location in a steep sided valley and its open policy of settlement which caused it to become a diverse and prosperous settlement from the 16th century (paragraph 3.9).

In terms of its character, the Appraisal goes on to note at paragraph 3.10 that,

In some ways the predominant character and interest of Steeple Aston conservation area is derived from the quartering of the manor in the 16th century, the subsequent development of a number of substantial mansions, the village's valley location and its development around four sides of an open square of land. The contrasts in building scale and style are complemented by the wide range of building materials. The conservation area is unified by the numerous connecting stone walls, paddocks, orchards, gardens and tree belts.

The Appraisal therefore highlights the evolution of the village, and consequent variety in its built form and character, as being significant to its character and interest.

It is this context and history in which the application proposals should be considered. Indeed, they are considered to represent part of the next stage in the sensitive evolution of the village.

#### 8.4 The Site And Proposals

The proposals are set out in detail within the Design and Access Statement submitted in support of this application. They are summarised within this section.

The proposals involve the partial demolition of the existing dwelling and the complete demolition of its later, unsympathetic additions. However, the walls of the dwelling, visible from the public realm of the village, are retained.

The new dwelling is set within the site, away from the public realm of the village. The remainder of the substantial plot is to be landscaped.

The main house derives its architecture and materials from the local village and the surrounding countryside as well as metaphorical references to the history of the site as a walled orchard.

The facade stone walls facing the village will have small punched openings which reflect the architecture of the village and Conservation Area. The existing cottage facade is incorporated within the



- Conservation Area
- Archelological Sites
- Tree Pres Orders
- Listed Buildings
- Significant Buildings
- Sig. Monuments / features

1. Almshouses 1&2, South Side, listed grade II
2. Sunny Bank, North Side - listed grade II
3. Fir Lane Cottage, Fir Lane - listed grade II
4. The Old School, Northside - listed grade II
5. Fairview, Paines Hill - listed grade II
6. Church Of SS Peter and Paul, North Side listed grade II\*
7. Cuttle Mill, + Stable - listed grade II\* II respect
8. Rectory Farm & Manor Court Cottage, North Side - listed grade II
9. House at the Gap, North side - listed grade II
10. Holly Cottage, North Side - listed grade II

11. Brunstone, South Side - listed grade II
12. Chancel Cottage, Fir Lane - listed grade II
13. Fir Cottage, Fire Lane - listed grade II
14. Jasmine Cottage, Fir Lane - listed grade II
15. Canterbury House, Fir Lane - listed grade II
16. Chestnut House, Paines Hill - listed grade II
17. Merlins, Fir Lane (1 Cow Lane) - listed grade II
18. Town House, South Side - listed grade II
19. The Old School House, North Side - listed grade II
20. Paines Hill House, Paines Hill - listed grade II
21. Acacia Cottage, South Side listed grade II

22. Old Toms, (+ out building) North Side, listed grade II
23. Cedar Cottage, North Side - listed grade II
24. Grange Cottage, South Side - listed grade II
25. Red Lion Corner, South Side - listed grade II
26. Orchard Lea House, South Side - listed grade II
27. Cedar Lodge, North Side - listed grade II
28. Manor Farmhouse, South Side - listed grade II
29. East, South and West Grange, South Side -

30. Straithe Cottage, South Side, listed grade II
31. Hopsholt Inn, Heyford Road
32. The National Infants School, Fir Lane
33. Radcliffe's Technical School, Fir Lane
34. North Dickeridge, Paines Hill
35. Brookside Cottage, Paines Hill
36. Keepers Cottage, Paines Hill
37. Duckets, Paines Hill
38. Old Malthouse, South Side
39. East and West Springs, North Side
40. North and South Spring, South Side

41. Randolph's, North Side
42. Red Lion Public House, Junction of Water Lane & South Side
43. The War Memorial,
44. 5 no. insurance plaques across the village
45. Monument of Sir Francis and Lady Page by 46. Scheemakers, within the chapel
47. The 'Eyecatcher' Folly
48. Victorian Post Box, North side [next to Almshouses]
49. 3 Medieval Fish Ponds, part of the closes in centre of the square

50. A number of grade II listed grave stones and covers within the church grounds
51. A number of Roman Remains and Archelological Site Across the conservation area including an Iron Age Habitation Site
52. The Old Quarry
53. Brick Yard, Kiln and Clay Pit - location unknown
54. Garden Walls of Canterbury House, listed grade II East, South and West Grange, South Side - listed grade II



scheme.

## 8.5 PPS5 Analysis

Planning Policy Statement 5: Planning for the Historic Environment has replaced PPG15 and PPG16 dealing with the historic environment and archaeology. This single document sets out a number of policies that deal with all aspects of the historic environment from world heritage sites, scheduled ancient monuments to conservation areas and locally listed buildings. The document and policies within it should be read in this context.

PPS 5 confirms that the Government's objectives are numerous when it comes to the historic environment. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

However, it is important to note that this does not mean that any change to, or development affecting, the historic environment and heritage assets should be resisted. Indeed, the document notes that the responsible authorities should aim

To conserve England's heritage assets in a manner appropriate to their significance by ensuring that:

- Decisions are based on the nature, extent and level of that significance,
- The positive contribution of such heritage assets to local character and sense of place is recognised and valued ...

This Statement has been prepared to meet the requirements of Policy HE6. It sets out a description of the significance of the heritage assets affected and the contribution of their setting to that significance. It is based on both desk and field-based assessment.

Policy HE7 is relevant and sets out the principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph HE7.2 confirms that,

In considering the impact of a proposal on any heritage as-

set, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals

Policy HE8 confirms that,

The effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application. When identifying such heritage assets during the planning process, a local planning authority should be clear that the asset meets the heritage asset criteria set out within Annex 2. Where a development proposal is subject to detailed pre-application discussions ... with the local planning authority, there is a general presumption that identification of any previously unidentified heritage assets will take place during this pre-application stage. Otherwise the local planning authority should assist applicants in identifying such assets at the earliest opportunity

Annex 2 of PPS 5 provides definitions and explanations of the terminology used within the main body of the document. In particular, we note the following relevant terms and explanations,

### Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types ...

### Designated Heritage Asset

A ... Listed Building ... or Conservation Area designated as such under the relevant legislation

### Heritage Asset

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are valued components of the historic environment. They include designated heritage assets

... and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing)

### Historic Environment

All aspects of the historic environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets

### Historic Interest

An interest in past lives and events ... Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity

### Setting

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

### Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic

Policy HE9 makes clear that heritage assets vary in their significance and that their protection should reflect this fact. However, as a principle, the Policy confirms that "There should be a presumption in favour of the conservation of designated heritage assets and the more significant the heritage asset, the greater the presumption in favour of its conservation should be". The Policy goes on to confirm that "Loss affecting any designated heritage asset should require clear and convincing justification"

As a reflection of the fact that heritage assets vary in their significance, paragraph HE9.5 notes that,



Not all elements of ... Conservation Area will necessarily contribute to its significance. The policies in HE9.1 to HE9.4 and HE10 apply to those elements that do contribute to the significance. When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the ... Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the ... Conservation Area, including, where appropriate, through development of that element. This should be seen as part of the process of place-shaping.

Finally, Policy HE10 notes that

"When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset".

In the first instance, PPS 5 places an onus on the local planning authority to identify all heritage assets that are likely to be affected by the proposed development. The Government rightly advises that the most appropriate time to do this is at pre-application stage if possible.

As the Council is aware, there were two pre-application meetings with officers, one pre- and one post-dating the publication of PPS5.

In terms of Heritage Assets, it is clear that the Steeple Aston Conservation Area as a whole, of which the application site forms a small part, is a Heritage Asset.

The advice from officers dated 21st July 2010 appears to consider whether there are any other heritage assets affected by the proposals and states,

I consider the existing building would be considered as a heritage asset

The reasons for identifying the building as a heritage asset in its own right, in addition to the Conservation Area as a whole, are not made clear. It should also be noted, however, that officers have not identified any other buildings or areas as being heritage assets in their own right.

We therefore assess whether Wincote should be identified as a heritage asset in its own right against the various definitions set out within Annex 2 of PPS 5, and in addition to its Conservation Area designation. We do not dispute that Wincote and its associated land should be included within the Steeple Aston Conservation Area, rather we seek to analyse whether Wincote itself should be identified specifically as a Heritage Asset in its own right.

- **Architectural and Artistic Interest:** Wincote cannot be considered to have any particular architectural interest and certainly has no artistic interest. In its own right, it is an unremarkable 19th century cottage, with a number of unfortunate and unsightly 20th century additions.

- **Historic Interest:** PPS 5 confirms that heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities. There is no evidence to suggest that Wincote has any historic interest, beyond that as part of a wider pattern of development, commensurate with its conservation area designation.

- **Historic Environment:** PPS 5 confirms that those elements of the historic environment that hold significance are called heritage assets. In the first instance, Wincote dates from the mid 19th century and is therefore unremarkable even in terms of Steeple Aston which contains far more historically significant buildings. There is no evidence to indicate that Wincote holds any historic significance beyond that implicit in its conservation area designation.

- **Significance:** PPS 5 confirms that the interest (or significance) of a heritage asset may be archaeological, architectural, artistic or historic. For the reasons set out above, we do not consider Wincote to exhibit in its own right, significance in terms of its architecture or history, whilst archaeology and artistic interest are irrelevant.

- **Heritage Asset:** For the reasons set out above, Wincote cannot be considered to be a heritage asset in its own right. Rather, it is appropriate that it forms a small part, on the north east boundary, of the wider Steeple Aston Conservation Area. There is no evidence – either desk- or field-based, to demonstrate why it should be elevated beyond its conservation area status to be considered as a heritage asset in its own right.

In addition, the Practice Guidance Note published in support of PPS 5 sets out the criteria against which a heritage asset's significance should be assessed. These criteria can be summarised as;

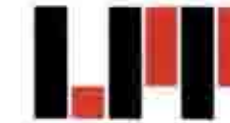
- The nature of the significance and its sensitivities
- The extent of the fabric that holds interest
- The level of importance of that interest

Against these criteria, there can be nothing significant about Wincote in its own right; rather, its significance is derived only from being part of the wider Conservation Area, and its role in the evolution of Steeple Aston. It has little, if any, intrinsic value or importance outside this role.

As officers are aware, a request has been made for the rationale behind the identification of Wincote as a Heritage Asset in July 2010, but nothing has been forthcoming. This conflicts with the approach set out within PPS 5 and significantly undermines the Council's pre-application stance.

For these reasons, we consider that the Conservation Area is the appropriate frame of reference for the analysis of the application. As a consequence of its designation within the Conservation Area, the Council have identified the buildings and parts of the landscape of Wincote as contributing to the overall heritage asset of the Steeple Aston Conservation Area.

Located on the outer north east boundary, Wincote provides little directly to the atmosphere and feel of the Conservation Area due to its peripheral and hidden nature. It can only be conceived that through its use of traditional materials, built in the local vernacular style, and its place within a dense phase of development of the village (see Section 3 of this Statement) that it could be seen to hold enough character to be included.



It is clear from all the literature pertaining to Steeple Aston that Wincote as a feature in itself is not significant. With only one mention within the Conservation Area Appraisal – and in reference only to where the boundary goes and no more – and with no mention on the Historical Environmental Records and with no listing status, Wincote's contribution to the heritage asset is considered to be minor.

Indeed, Wincote's contribution is considered to be derived from its presence within a 19th century phase of compact development of part of the village. It cannot be from its prominence, quality of architecture, or intrinsic historic interest. There is nothing remarkable about the building. Indeed, as a consequence of a series of incremental, modern additions – all required to make the property function appropriately in the late 20th century – the buildings on the site are considered to make a negative contribution to the Conservation Area.

The other feature of Wincote is its association with an orchard, and it is unusual in being a property set within a large area of land.

This contrasts with the relatively compactly developed part of the village in which the property sits.

The orchard has diminished over the years and is no longer a significant feature, but the land remains and is a feature of this edge of the Conservation Area.

Taking these factors into account, it is considered that the stone built walls of the property and the open setting in which the property sits are the key features and contributors to the Conservation Area as the heritage asset. It is not, however, considered that these features are sufficient in themselves to make the building a "heritage asset" in its own right. Indeed, it is noted that an officer has made this statement without setting out evidence or analysis to support this important judgement. It is clear, however, for the reasons set out above, that we do not agree with such an assessment.

To this end, the preservation of the external walls of Wincote and the vast majority of the open land associated with the cottage, as important elements of the new proposals, are considered to pre-

serve the two features of greatest significance to the heritage asset

#### **Steeple Aston Conservation Area**

The remainder of this Statement will demonstrate how the site is capable of accommodating the new proposal and how in fact, it represents a positive addition to the Conservation Area, and the next phase of the evolution of Steeple Aston, entirely in keeping with the history and character of the village.

The PPS 5 Guidance note sets out the criteria against which new development should be assessed. These are,

1. The significance of nearby assets and the contribution of their setting
2. The general character and distinctiveness of the local buildings, spaces, public realm and the landscape
3. Landmarks and other features that are key to a sense of place
4. The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces
5. The topography
6. Views into and from the site and its surroundings
7. Green landscaping
8. The current and historic uses in the area and the urban grain

Reference should also be made to the Design and Access Statement prepared in support of the application by Squire and Partners which sets out detailed written and visual analysis of the proposals. This Statement sets out a summary assessment of the proposals against the criteria set out above.

#### **8.5.1 The significance of nearby assets and the contribution of their setting**

The Council have not identified any heritage assets (other than Wincote itself, which is disputed by the applicant for the reasons set out within this Statement) that are affected by the proposals. The only heritage asset that has the potential to be affected by the proposals is the Conservation Area itself. As set out above, the proposals preserve the two elements – the cottage walls and open character of the site – that are considered to make a positive

contribution to the Conservation Area. The removal of the unsympathetic, modern structures from the site are considered to represent a benefit to the character and appearance of the Conservation Area.

For these reasons, therefore, the proposals are not considered to cause harm to the significance of the heritage asset.

#### **8.5.2 The general character and distinctiveness of the local buildings, spaces, public realm and the landscape**

The proposals are distinct from the character of buildings within this part of Steeple Aston. The proposal is clearly a distinct and modern addition to the village. However, it has been located and designed to be unobtrusive and to respect local spaces, public realm and the landscape. Indeed, the retention of the existing walls of Wincote has been included within the scheme in order to preserve those elements of the existing building that make the positive contribution to the Conservation Area.

#### **8.5.3 Landmarks and other features that are key to a sense of place**

The proposals are not considered to impact on landmarks or other features that are key to a sense of place. Indeed, as noted in the Design and Access Statement the proposal is very unobtrusive and designed to fit discretely within the local landscape.

#### **8.5.4 The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces**

The proposal is discrete but distinctive, and designed deliberately as such. However, whilst modern, it utilises materials that make reference to those used within the village and to the history of the site.

This matter is considered in great detail within the Design and Access Statement.

#### **8.5.5 The topography**

The Design and Access Statement demonstrates in great detail how the proposal has been designed to ensure that it is sympathetic to the surrounding topography, being set lower in the site



than the existing building.

Its appearance in the local topography is considered to be entirely appropriate.

#### 8.5.6 Views into and from the site and its surroundings

As with topography, the Design and Access Statement demonstrates how this proposal sits comfortably within key views.

#### 8.5.7 Green landscaping

Given the importance of the open character of the site, landscaping has been given a great deal of consideration. Leading landscape architect Kim Wilkie has designed the proposals which are considered to be of very high quality and to make a positive contribution to the appearance of the Conservation Area.

#### 8.5.8 The current and historic uses in the area and the urban grain

For the reasons set out above, it is considered that the proposals should be assessed in the context of the Steeple Aston Conservation Area - the heritage asset affected by the proposal.

As set out previously in this Statement, a significant part of the character of the Conservation Area stems from the evolution of the village, derived in part from its open character. This evolution and open character has led to the village being characterised by a great variety of building ages, styles and sizes.

Given that part of the character of the Conservation Area is informed by its historic evolution, it is entirely in keeping with this character for the village to evolve further, with the very important caveat, that such evolution must be of high quality and make a positive contribution to the Conservation Area.

However, given the evolution and variety of building styles, it would be entirely at odds within the Conservation Area designation to prevent a development simply because it was not the same as its immediate surroundings. Such a position would ignore the importance of the evolution of the village and the variety of building styles - each a reflection of the period in which they were built - to the Conservation Area.

The proposed building is consistent with the current and historic uses of the site and surroundings, and whilst its footprint is substantial when compared to the cottages around it, the building itself fits within the urban context, and a large family home fits entirely within the history of the village itself; it being a village characterised by the development of such dwellings in the past.

For these reasons, therefore, the proposals are considered to be entirely consistent with the aims and objectives of PPS 5.



9.1 The Council is preparing its Local Development Framework (LDF) which will replace the adopted Cherwell Local Plan (1996). The Council's LDF will guide development within Cherwell to 2026. The LDF will comprise a number of Development Plan Documents including the Core Strategy and the Banbury and North Cherwell Site Allocations.

The planning merits of the proposals for a new dwelling within Steeple Aston have been assessed against the policies of the Adopted Local Plan and the emerging strategy set out within the emerging Development Plan Documents, including Options for Growth (September 2008) and Banbury and North Cherwell Site Allocations DPD: Issues and Options (July 2006).

As indicated by the Location Plan within this document, the site falls within built up area of Steeple Aston, a village identified as Category 1 by the Local Plan and Type B (medium level of sustainability) in Options for Growth. In addition, the site falls within the Steeple Aston Conservation Area. Indeed, the site is located further into the village than the existing cottages on Cow Lane.

The Adopted Local Plan confirms Category 1 villages, such as Steeple Aston, to be "... so classified because their physical characteristics and the range of services within them enable them to accommodate some limited extra growth" (paragraph 2.65). This classification is reflected in Options for Growth (September 2008) designation of Steeple Aston as a Type B village (Table 8) and cluster centre (Table 9).

#### Adopted Planning Policy

Given the site's location within the built-up area of Steeple Aston, Local Plan Policy H13 is relevant which states that "residential development with the village of ... Steeple Aston ... will be restricted to;

- i. infilling;
- ii. minor development comprising small groups of dwellings on sites within the built-up area of the settlement;

The reasoned justification set out in paragraph 2.67 elaborates on the Policy and confirms that criteria (i) and (ii), should not be

regarded as creating a presumption in favour of the filling of every small space within the category-1 settlements. Many spaces are important to their character and should remain undeveloped. Proposals within conservation areas will also be considered against Policy C22. The interpretation of 'minor development' will have regard to the size of the village, the general location of the site within the settlement structure, and the need to maintain a five-year supply of building land to confirm generally to Structure Plan policy RUR2.

In addition, as the site is located within the Steeple Aston Conservation Area, Policy C23 states that,

There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area

Paragraph 9.51 of the supporting text confirms that "PPG15 [superseded by PPS5] states that the general presumption is in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same criteria as proposals to demolish listed buildings ..."

It is important, therefore, to establish which buildings, or parts of buildings, make a positive contribution to a conservation area, in order that such elements should be preserved.

Paragraph 9.52 confirms that "the conservation areas have distinct visual characteristics and it is important that these are recognised when proposals for new development are formulated. Formality and informality of building line, the methods of boundary enclosure, homogeneity of building materials, local architectural styles and building practice, the importance of undeveloped space within the settlement structure, and the setting of existing buildings, are some of the matters that should be taken into account"

In addition, Policy C27 is relevant and states that "Development proposals in villages will be expected to respect their historic settlement pattern", whilst Policy C28 confirms that,

Control will be exercised over all new development ... to ensure

that the standards of layout, design and external appearance ... are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas ... development will be required to be of a high standard and the use of traditional local building materials will normally be required.

It is significant to note that supporting text at paragraphs 9.66 and 9.68 respectively,

The standard of design acceptable to the District Council will be influenced by the environmental context of the site and its surroundings, and the nature, size and prominence of the development proposed. Design considerations will, when appropriate, including the siting, layout, size, scale, architectural style, building materials, means of enclosure and landscaping of new buildings and associated uses. The Council would seek to avoid discordant or badly designed development that would harm the appearance and character of the existing built environment, the Green Belt or countryside.

It is not the object of Policy C28 to suppress innovation and creativity of design. In order to promote the creation of an interesting and attractive built environment the Council will encourage variety in design, provided that the appearance of a proposed new development is sensitive to the particular site and is in harmony with the general character of its surroundings.

#### 9.2 Planning Considerations

In the light of the relevant planning policy, the proposals are considered as follows. It is clear that the assessment should focus firstly on whether the existing site makes a positive contribution to the Conservation Area, and if it is appropriate for the site, or part of it to be developed, to ensure that the proposed scheme makes a positive contribution and that the development sits in harmony with the general character of its surroundings. As set out above, the Local Plan does not seek to suppress innovation, but seeks to ensure that such innovation is done in the right locations and with sensitivity.

The proposals involved works to the existing cottages at Wincote, Cow Lane and the creation of a new dwelling on the site to the east of the access road to Wincote.

As such, the development site for the new dwelling falls within the built-up area of the settlement. The vacant site on which it would be located is bounded on three sides by development and allotments on the fourth. It is not prominent within the village, is only visible from its immediate surroundings and contributes little, if anything, to the overall character of Steeple Aston.

In terms of Policy H13, therefore, the proposed new dwelling should be considered as a minor development and is wholly appropriate in principle, given the Category 1 status of Steeple Aston and the location of the site within the village.

As is clear from this submission, Squire and Partners have an excellent, nationally-renowned, track record of designing new buildings within Conservation Areas. The design of the proposals, from inception, have had regard to Local Plan policies and the provisions of the Steeple Aston Conservation Area Appraisal (1996).

The existing buildings on site and the impact of the proposals have been considered in great detail in the Design and Access Statement prepared by S+P and the PPS5 Statement prepared by LPP. They are considered in summary against the relevant planning policies below.

Whilst being clearly of a contemporary design, the form, massing and materials used, have all been informed by the character and appearance of the Steeple Aston Conservation Area. The proposed new dwelling is a single storey above ground, designed to be unobtrusive within its village setting and to respond sensitively to the landscape to the east.

The materials utilised in the design draw on those used in the village, ensuring that this contemporary proposal is clearly grounded in its Conservation Area setting.

The proposals for Wincote will preserve those features that make positive contributions to the Conservation Area - the external walls and the clear definition of the former orchard - whilst removing the less sensitive modern additions. The preservation of the facade whilst re-working the interior, allows the cottages to be incorporated within the overall development whilst preserving the character and appearance of the Conservation Area.

### 9.3 Conclusions

The proposals are, therefore, considered to comply with both Policies H13, C23, C27 and C28.

The site is entirely appropriate and capable of accommodating a new dwelling, whilst the design of the new structure, and works to the existing cottages, are of very high quality and sensitive to the character and appearance of Steeple Aston, marrying the contemporary with the key features of the existing buildings on the site.

## 10.0 Verified Views

10.1 The following images provide three verified views, two as seen from Cow Lane and the other from the adjacent field, taking in the 'eye catcher' in the foreground. Left you will see a key identifying the locations of where the views have been taken.

### Before

In the foreground in this view is the 'eye catcher'. Just to the right St Peter's church is visible protruding above the trees as seen from the Rousham Estate. Adjacent and to the right of the eye catcher, from left to right are the roof's and chimney's of Chancel Cottage, Fir Lane Cottage and Fir Cottage respectively. To the left of the eye catcher, Aston house can just be made out from behind the trees. The view point is outside the conservation area of Steeple Aston.

### After

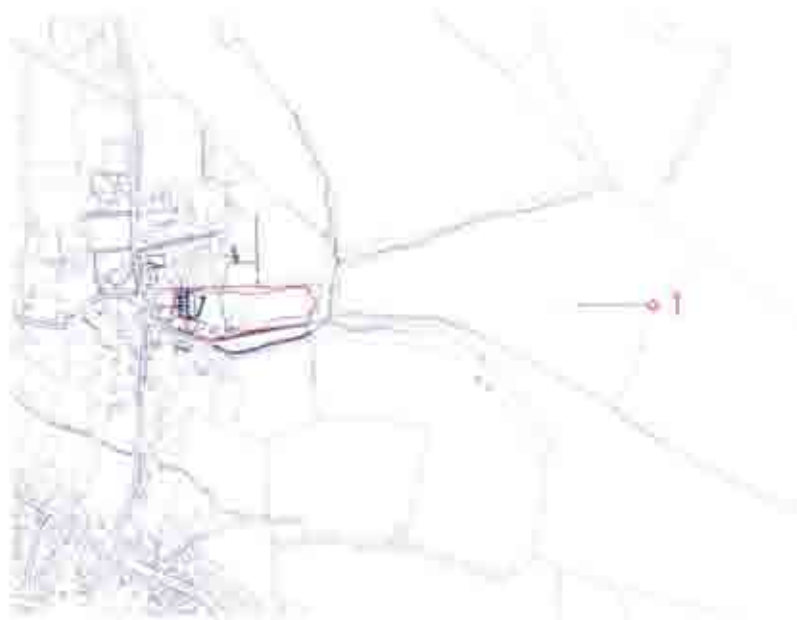
There are no elements of the existing view that are obscured. The proposal will not be seen from this view point and is covered either by the trees or by the eye catcher itself. The view in essence remains unchanged.



View 01 as existing



View 01 as proposed - wireline



View 01



View 01 as proposed - image

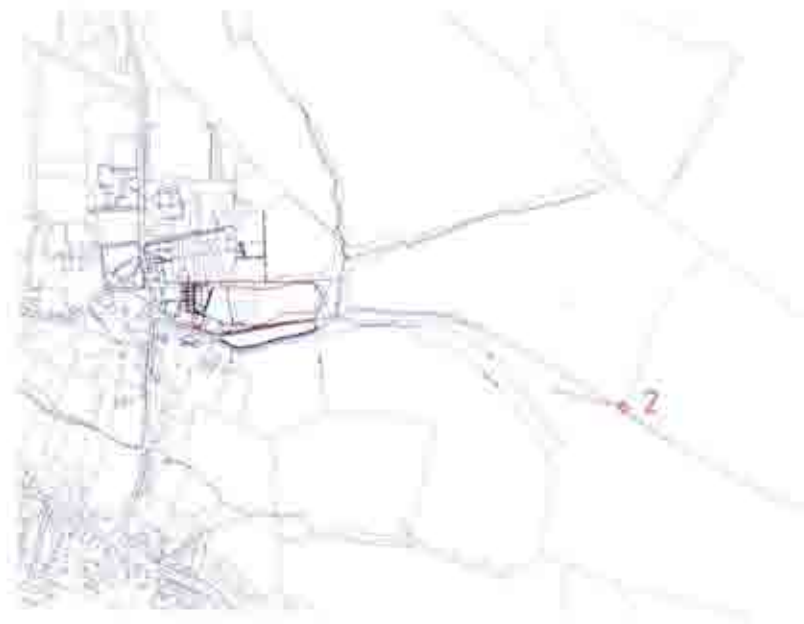
## View 02

### Before

Looking down Cow Lane in the background the 'White House' can be seen as your eye is taken vertically up from the lane itself. Moving left the chimneys of Fir Lane Cottage, Fir Cottage and Chancel Cottage are seen with the St Peter's Church spire becoming the main object in the background of the view. Moving further left Aston House is seen as the next man made feature in this predominantly natural view. To the far left the houses at the bottom of Paines Hill are seen. The view was taken outside of the Steeple Aston Conservation Area. Directly below Chancel Cottage the back end of the outbuildings of Wincote are visible.

### After

No elements of the view are obscured or changed by the proposals and the Wincote outbuildings are removed from the view. Directly below St Peter's Church the Northern most edge of the main house is just seen.



View 02 as existing



View 02 as proposed





View 02 as proposed - image

## View 03

### Before

Looking down Cow Lane in the background the "White House" can be seen as your eye is taken vertically up from the lane itself. Moving left St Peter's Church spire becomes the main object in the background of the view. Moving further left Aston House is seen as the next man made feature in this predominantly natural view. The view was taken outside of the Steeple Aston Conservation Area.

### After

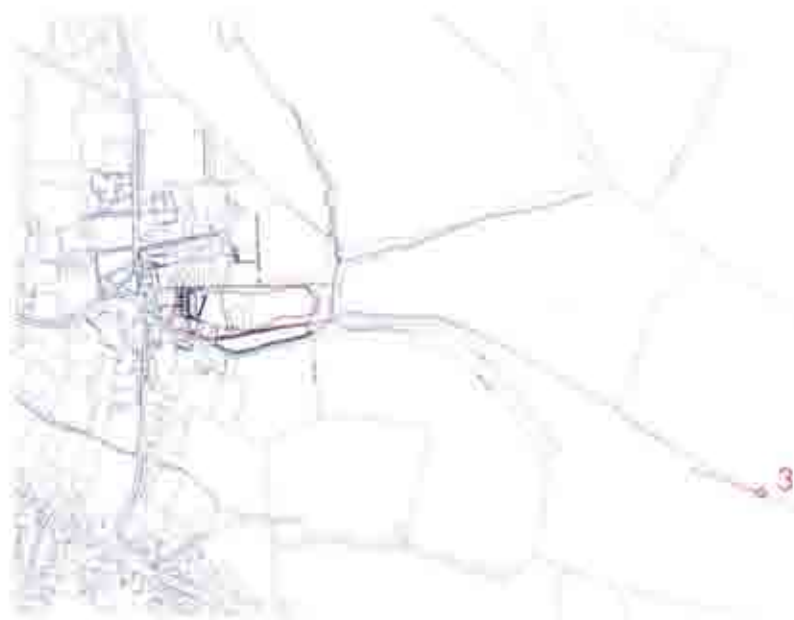
No man made elements of the view are obscured or changed by the proposals. Directly below to the left of St Peter's Church is a "V" shaped section of the timber screen which can be seen between the trees. All other areas of the view remain unchanged with all other elements of the proposals obscured by trees.



View 03 as existing



View 03 as proposed



Verified View 3



View 03 as proposed - image

## 11.0 Environmental Design

### 11.1 A Sustainable Agenda

Low environmental impact is at the heart of the design for the proposed development at Wincote. Outlined by Cundall's 'Sustainability and Energy Statement' the scheme takes on a number of principals in order to minimise energy usage and fore fill Cherwell District Council's energy targets.

Within the statement a benchmark has been asserted using the Building Research Establishments Code for Sustainable Homes. These codes go well beyond the scope of the building regulations providing reassurance that the scheme takes matters pertaining to environmentally sound design very seriously.

Via Cundall's preliminary Code for Sustainable Homes assessment it has been indicated that a minimum of code level 3 is likely to be achieved , with an aspiration of level 4.



**CUNDALL**  
genesys environmental



View looking east through the orchard to the eye catcher.



**bre**  
GREEN GUIDE TO SPECIFICATION

To this extent the scheme looks to first reduce the need for energy and then look to renewables to mitigate further the impact of what will hope to be a reduced energy load.

## 11.2 Sustainable Systems Incorporated

11.2.1 Sustainable reductions in energy usage are found through the following passive design solutions:

- Passive Solar Design (Day lighting vs Solar Gains)
- Natural Ventilation
- Thermal Mass
- Building Envelope
- Air Permeability
- Thermal Insulation - (beyond building regulations recommendations)

11.2.2 Installation of energy efficient appliances and fittings to reduce energy and water demands. Some examples of systems are shown below:

- Dual flush cisterns
- PIR controlled basin taps
- Flow restrictors on all taps and shower heads
- Water Meters
- Eco labelled goods
- Energy efficient lighting and control systems
- Effective heating and cooling control systems
- Energy metering and usage display

11.2.3 Rainwater collection for irrigation of landscaping and possible grey water use within toilets.

11.2.4 A range of renewable, low and zero carbon on site energy sources have been investigated in order to achieve an annual CO2 emission reduction of at least 10%. Following the Cundall investigation the Solar Thermal Hot Water system was selected for the house as it is the only option providing a truly renewable energy solution.

11.2.5 Materials with low overall environmental impact will be specified from the 'Green Guide to Specification'.

For example:

- The timber that will be used for the structure of the main

living areas will be from the local area and from sustainable managed FSC rated sources.

- The stone walls will be constructed from local stone to reflect the character of the local vernacular

Furthermore, where possible recycled materials will be used to further reduce the scheme's CO2 footprint.

11.2.6 The construction site will be managed in an environmentally sound manner in terms of resources, waste management and pollution.

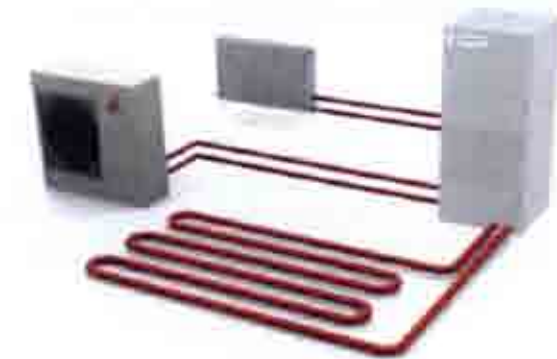
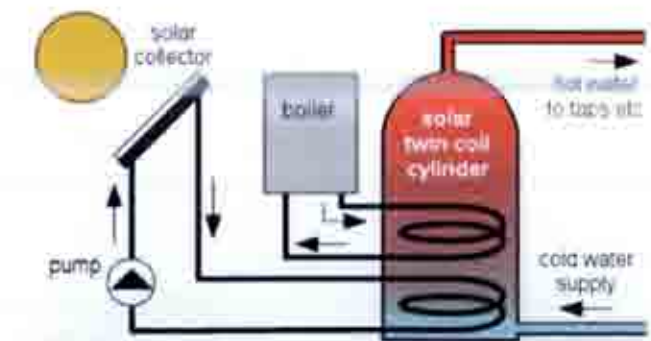
11.2.7 Sustainable drainage will be incorporated to minimise impact on natural drainage patterns, retaining water on site using Sustainable Urban Drainage techniques (SUD's). Water from the site and house will be directed towards the lake at the bottom of the site with the lakes size determined by the amount water the site is able to accumulate.

11.3 Land use and ecology has been thoughtfully considered throughout the design of the landscaping. Through design we would look for the ecological diversity of the site to increase through the development of the entire site.

11.4 Pollution in all respects will be looked to be minimised throughout the proposed scheme. Particular attention has been given to the following areas.

- Ozone Depletion
- Internal Pollutants
- NOx emissions from boilers
- Light

11.5 This section outlines our measures to mitigate the environmental impact of the scheme. For a full details please see the 'Sustainability & Energy Statement' prepared by Cundall Genesys Environmental accompanying this document.



From the top: Solar thermal water heating, closed loop ground source heat pump and photovoltaic solar cells

## 12.0 Access

- 12.1 All access onto the site, into the building, within the dwelling and throughout the landscaping will be designed to satisfy part M of the Approved Documents as well as the code of practice BS 8300:2009.
- 12.2 **Site Access and approaching the building**  
Level access from Cow Lane onto the site will be provided where possible. Where the levels between Cow Lane and the site cannot be fully resolved ramped access of no more than 1 in 20 will be provided at a length of no more than 10 metres. At the threshold between the site and Cow Lane there will be no stepped access and in all cases no cross falls will be present. Once levels have been resolved at appropriate gradients the rest of the drive will be level throughout. Routes will be a minimum width of 900mm at all times.
- 12.3 **Parking**  
All parking is provided at the front of the house as an extension to the driveway. The maximum travel distance from a car park space to the entrance is 16 metres with all spaces allowing for easy access to the entrance. All parking areas will be lit to appropriate levels using PIR sensors to provide light when required.
- 12.4 **Negotiating the Entrance Door**  
A Level threshold will be provided into all proposed buildings. The entrance door will have a minimum clear width of 800mm (825mm where a 90 degree turn to enter is required) and a 300mm space will be allowed for adjacent to the door to allow for wheel chair

manoeuvres. The entrance will be clearly demarcated through a recessed covered region and a tall large scale door, relying on typical architectural language associated with a principal entrance to inform a new user. At night, lighting will further enhance the entrance providing clear notification of how to enter.

- 12.5 **Horizontal Internal Access**  
Level access will be provided within the principal floor to the majority of habitable rooms, including a WC to fully satisfy M1 of the Approved Document part M. Internal corridors will be a minimum of 1200mm to allow for 90 degree turning into habitable rooms. All internal doors will provide a minimum clear opening of 800mm but where approach requires a 90 degree turn, a clear width of 825mm will be allowed for.
- 12.6 **Vertical Internal Access**  
Due to the sloping nature of the site, a short stair is provided to all bedrooms within the house. This change in level will be designed to maximise usability to all users. The stair will have a minimum clear width of 900mm, have handrails on both sides and for which the risings and going meet guidance set out in the Approved Document K.
- 12.7 **Sockets and Switches**  
Access to sockets and switches will be maintained by providing sockets no lower than 450mm above FFL and switches no higher than 1200mm above FFL to satisfy Approved Document M.



View looking up the driveway to the main entrance



Main Access Routes in approaching the dwelling and habitable rooms within the principal level.

Squire and Partners

Drawing issue and record sheet

We enclose copies of the drawings listed below:

Project		Wincote, Steeple Aston, OX25 4SG		File ref		08006-0103-110113	
				Sheet No		[ 1 of 2 ]	
				Date of issue		17/01/11	
Drawing No	Drawing Title	Size	Scale	Revision			
P_00_G100_001	Proposed Site Plan	A1/A3	1:1000 / 1:500				
B1_P_00_G200_01	Proposed Ground Floor Plan	A1/A3	1:200 / 1:100				
B1_P_01_G200_01	Proposed First Floor Plan	A1/A3	1:200 / 1:100				
B1_P_RF_G200_01	Proposed Roof Plan	A1/A3	1:200 / 1:100				
B1_E_N_G200_01	Proposed North Elevation	A1/A3	1:200 / 1:100				
B1_E_E_G200_01	Proposed East Elevation	A1/A3	1:200 / 1:100				
B1_E_S_G200_01	Proposed South Elevation	A1/A3	1:200 / 1:100				
B1_E_W_G200_01	Proposed West Elevation	A1/A3	1:200 / 1:100				
B1_S_AA_G200_01	Proposed Section AA	A1/A3	1:200 / 1:100				
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B1_S_GG_G200_01	Proposed Section GG	A1/A3	1:200 / 1:100				
B2_E_AL_G200_01	Proposed Plan & South Elevation - Summer House	A1/A3	1:200 / 1:100				
B2_E_AL_G200_02	Proposed Elevations - Summer House	A1/A3	1:200 / 1:100				
B3_3_AL_G200_02	Proposed Plans and Elevations - Coach House	A1/A3	1:200 / 1:100				
P_RF_G200_001	Proposed Site Plan	A1/A3	1:500 / 1:250				
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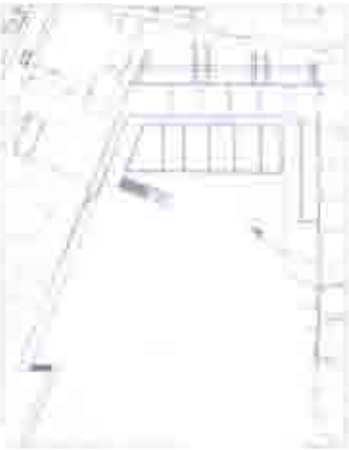
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				Sheet No		[ 2 of 2 ]	
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Drawing No	Drawing Title	Size	Scale	Revision			
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F_01_JA12_001	Existing First Floor Plan	A1/A3	1:200 / 1:100				
P_RF_JA12_001	Existing Roof Plan	A1/A3	1:200 / 1:100				
P_RF_JA12_002	Existing Site Plan	A1/A3	1:500 / 1:250				
E_AL_JA12_001	Existing Elevations - Main House - North & South	A1/A3	1:200 / 1:100				
E_AL_JA12_002	Existing Elevations - Main House - East & West	A1/A3	1:200 / 1:100				
E_AL_JA12_003	Existing Elevations - Out Buildings	A1/A3	1:200 / 1:100				
P_00_JC20_001	Existing Ground Floor Demolition Plan	A1/A3	1:200 / 1:100				
F_01_JC20_001	Existing First Floor Demolition Plan	A1/A3	1:200 / 1:100				
P_RF_JC20_001	Existing Roof Demolition Plan	A1/A3	1:200 / 1:100				
E_AL_JC20_001	Existing Elevations - Main - Demolition N & S	A1/A3	1:200 / 1:100				
E_AL_JC20_002	Existing Elevations - Main - Demolition E & W	A1/A3	1:200 / 1:100				
E_AL_JC20_003	Existing Elevations - Out Buildings - Demolition	A1/A3	1:200 / 1:100				
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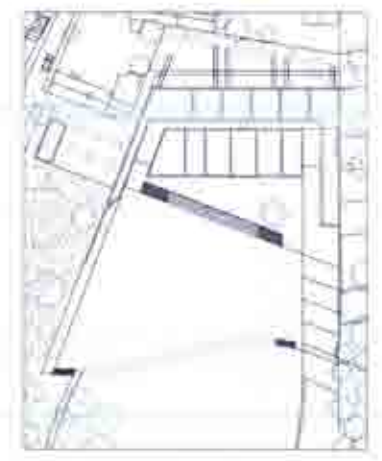
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08006	P_00_G100_001	A





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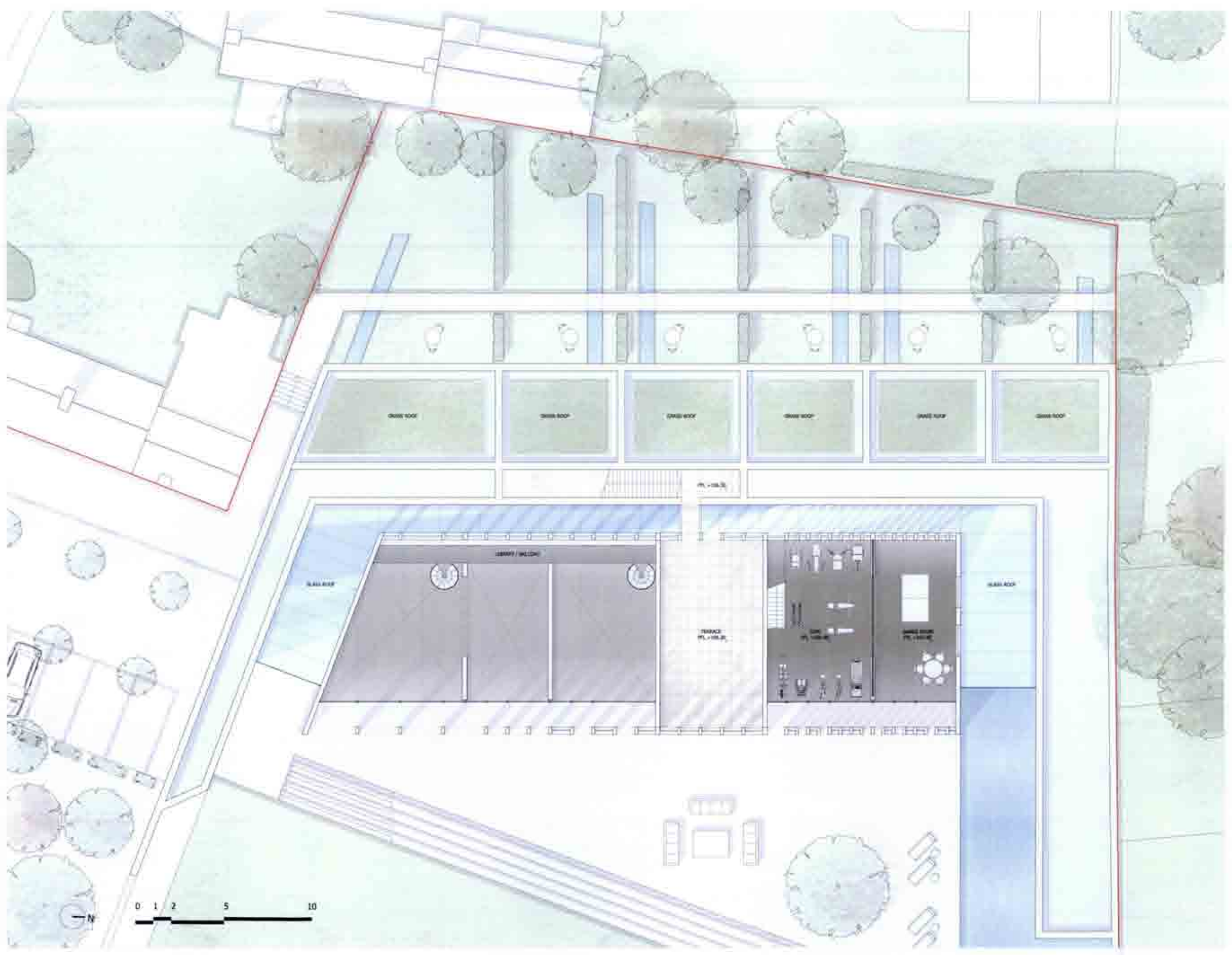
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Drawing:  
**Proposed Site Plan**

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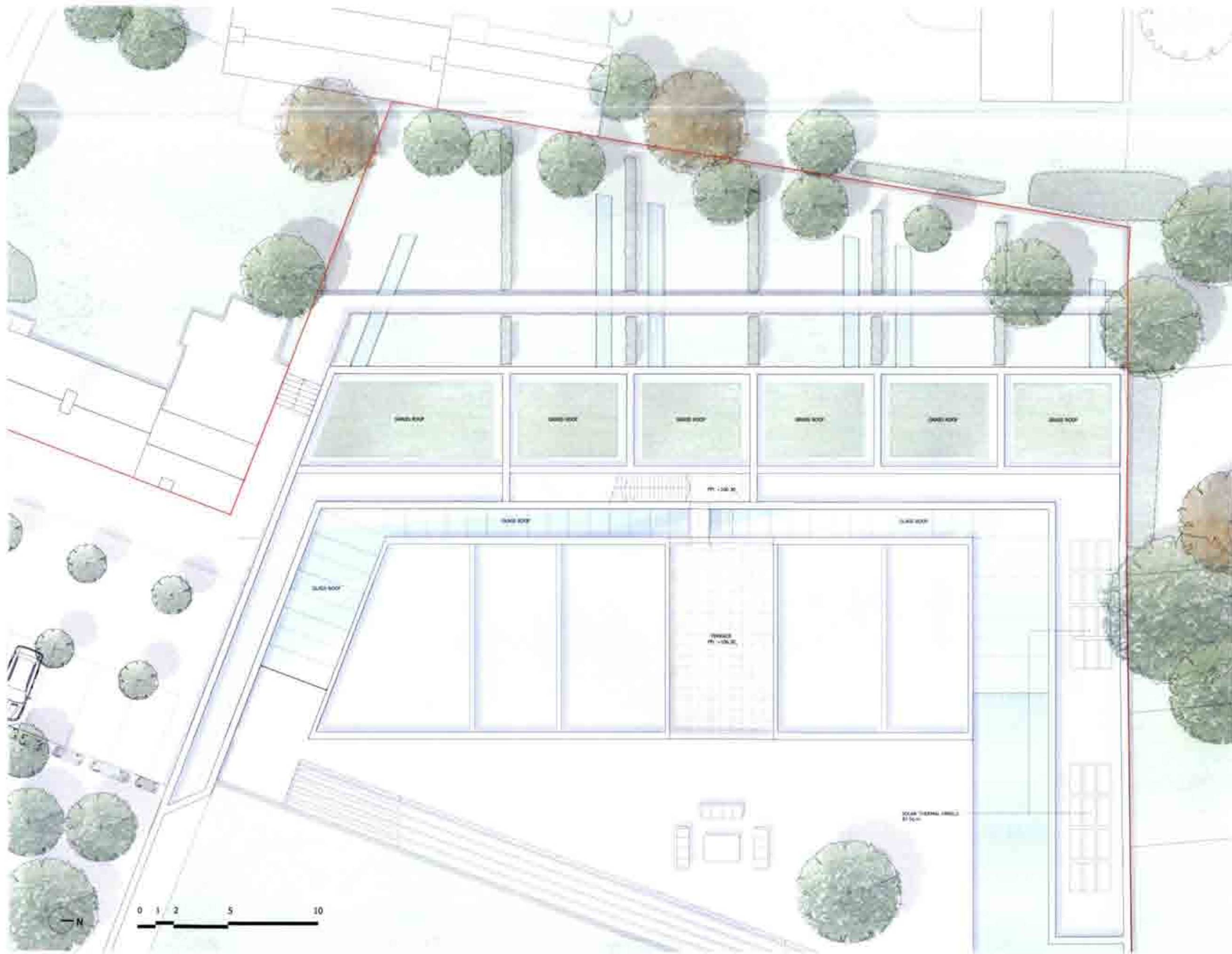
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Project:  
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Drawing:  
**Proposed First Floor**

Drawn	Date	Scale
JH	23/12/2010	1:1000
Job number	Drawing number	Revision
08006	P_01_G200_001	-



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Project:  
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 Steeple Aston

Drawing:  
 Roof Floor Plan

Drawn	Date	Scale
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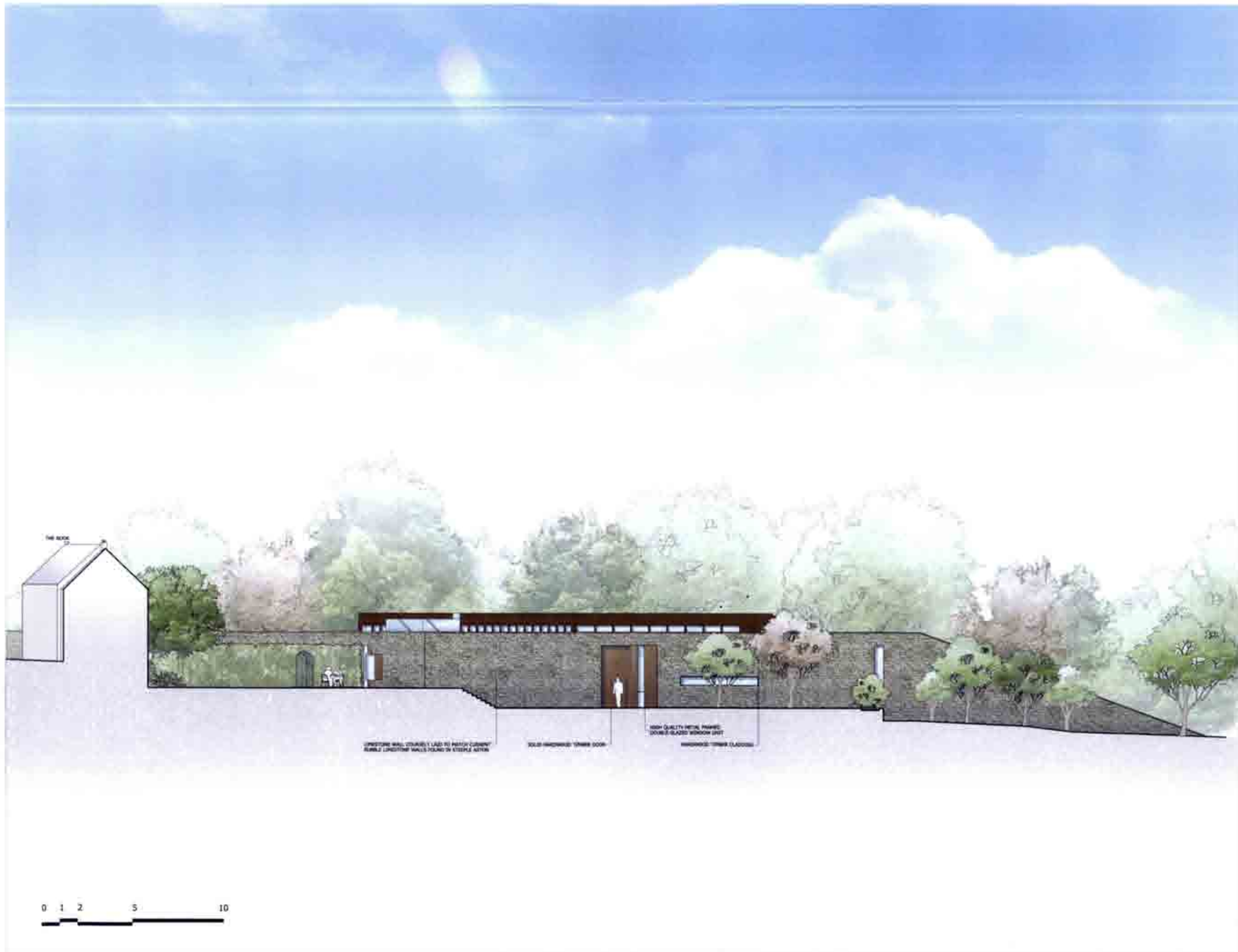
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Project:  
**Wincote**  
**Steeple Aston**

Drawing:  
**Proposed East Elevation**

Drawn	Date	Drawn
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08006	B1_E_E_G200_001	-



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LINENOTE WALL STAIRS LEAD TO MATCH CURBING  
SUNNY LINENOTE WALLS FOUND IN STEEPLE ASTON

SOLID HANDBRAKE: TONER DOOR

HIGH QUALITY METAL FINISH  
DOUBLE-GLAZED WINDOW UNIT

HANDBRAKE: TONER GLAZING

Submitted for Planning: 17/01/11 JD  
Revision: 000000 Date: 17/01/11

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Project:  
**Wincote**  
Steeple Aston

Drawing:  
**Proposed South Elevation**

Drawn: JH Date: 04/01/2011 Plot: 11/00001

File number: 08006 Drawing number: 81\_E\_S\_G200\_001



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STONE BOUNDARY WALL    LIMESTONE WALL CHANGES FLOOR TO MATCH THE EXISTING VERGEMENT OF STEEPLE ARCH    HANDEDWOOD TIMBER CLADDING    HIGH QUALITY METAL FRAMED DOUBLE GLAZED WINDOW UNIT    SOLID TIMBER DOOR    STONE BOUNDARY WALL



Submitted for Planning: 17/01/11 JG  
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Project:  
**Wincote  
 Steeple Aston**

Drawing:  
**Proposed West Elevation**

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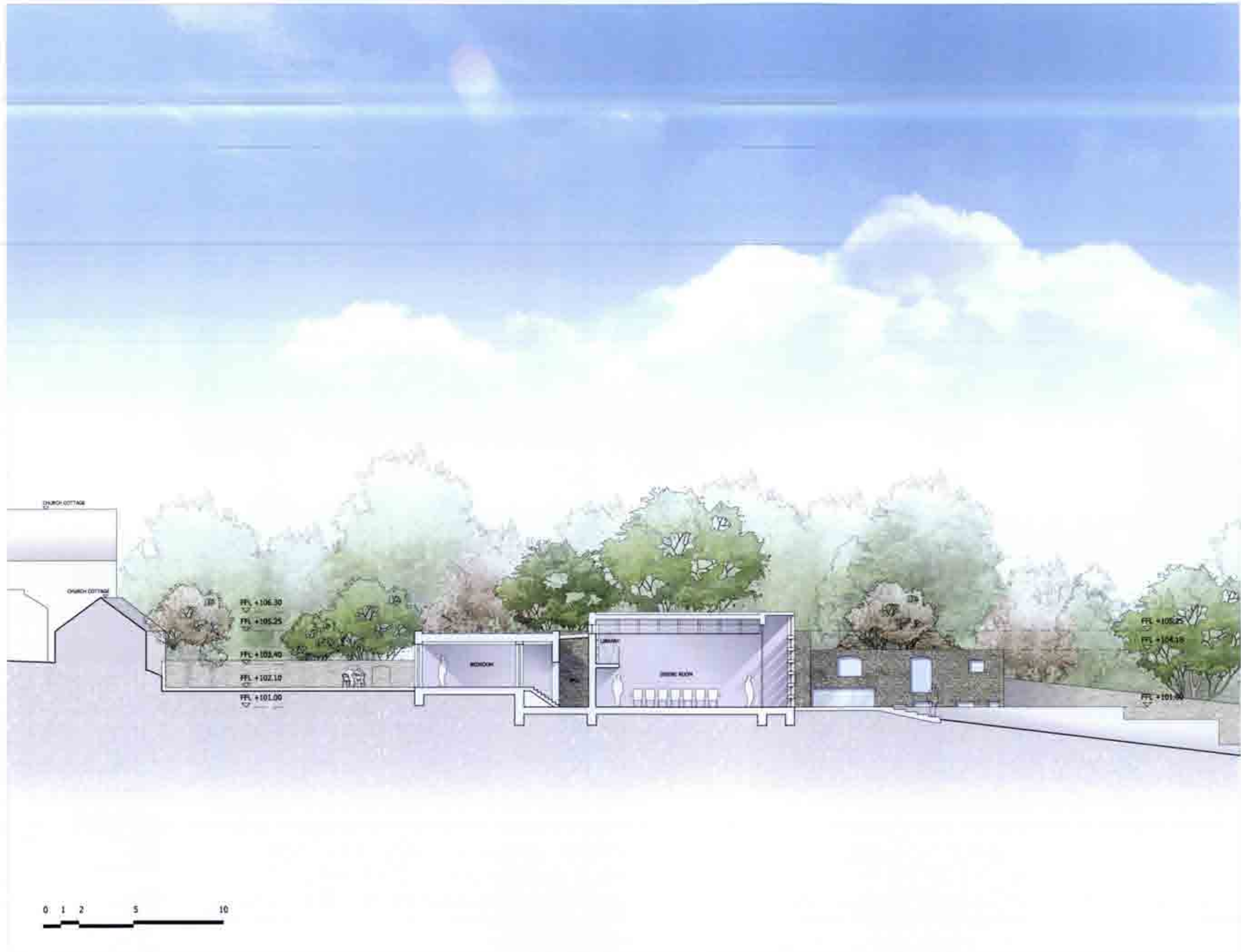
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Steeple Aston**

Drawing:  
**Proposed North Elevation**

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 FFL +102.10  
 FFL +101.00

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 FFL +104.10  
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**Steeple Aston**

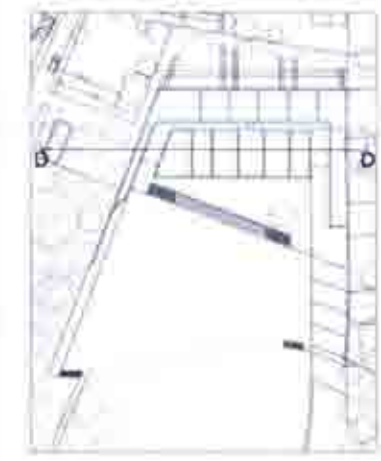
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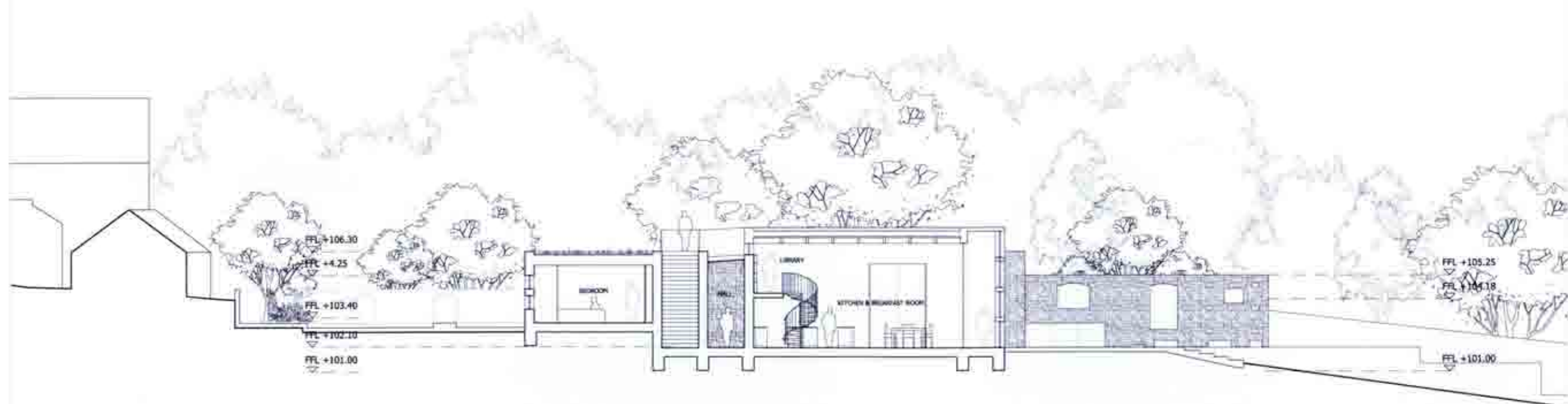
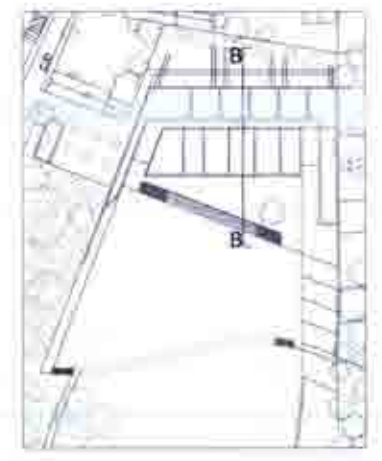
Project  
 Wincote  
 Steeple Aston

Drawing  
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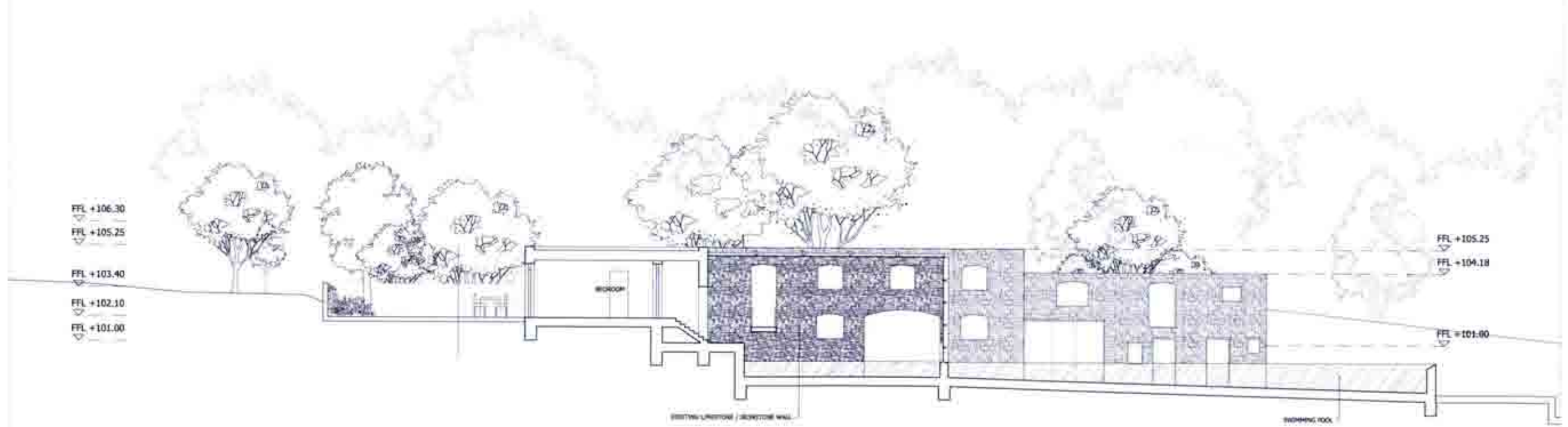
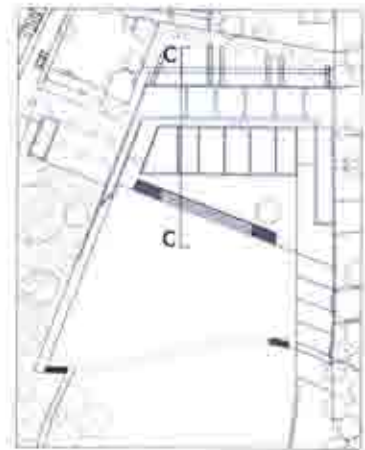
Project:  
**Wincote**  
**Steeple Aston**

Drawing:  
**Section BB**

Drawn	Date	Scale
JH	04/01/2011	1:100(A3)
Job Number	Drawing Number	Revision
08006	B1_S_BB_G200_001	-



NOTES  
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Submitted for Planning 17/01/11 30  
 Revision Description Date Check Rev

**Squire and Partners**

77 Wicklow Street London WC1X 9JY  
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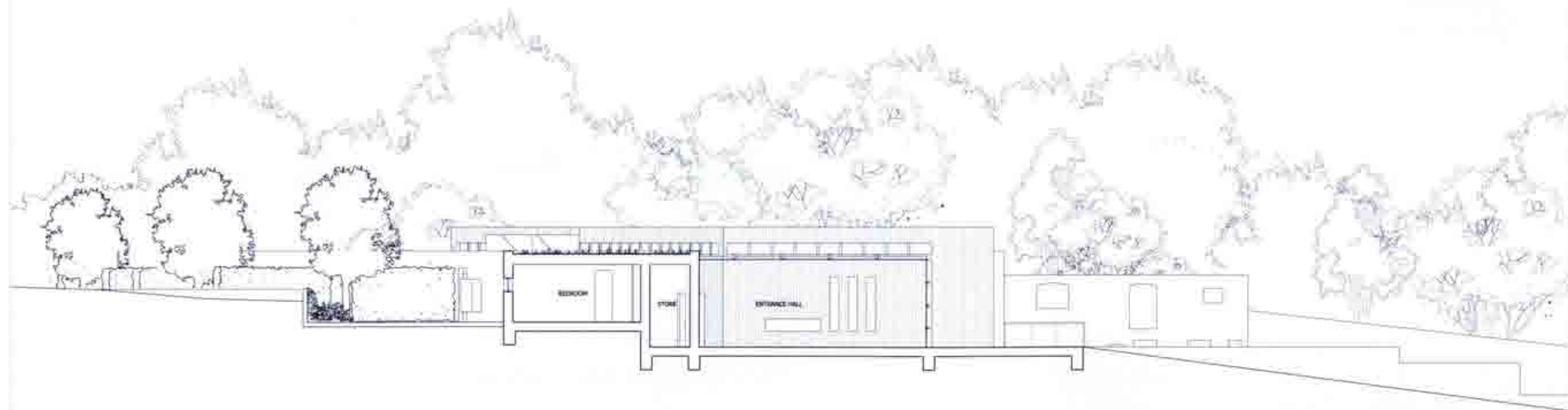
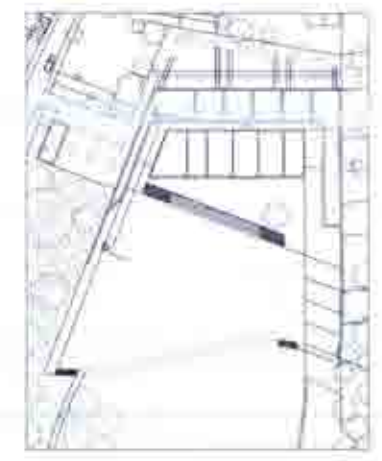
Project  
**Wincote**  
**Steeple Aston**

Drawing  
**Section CC**

Drawn	Date	Scale
JH	04/01/2011	1:1000
08006	B1_S_CC_G200_001	-



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Submitted for Planning	17/01/11	JD
Address description	Date	Check

## Squire and Partners

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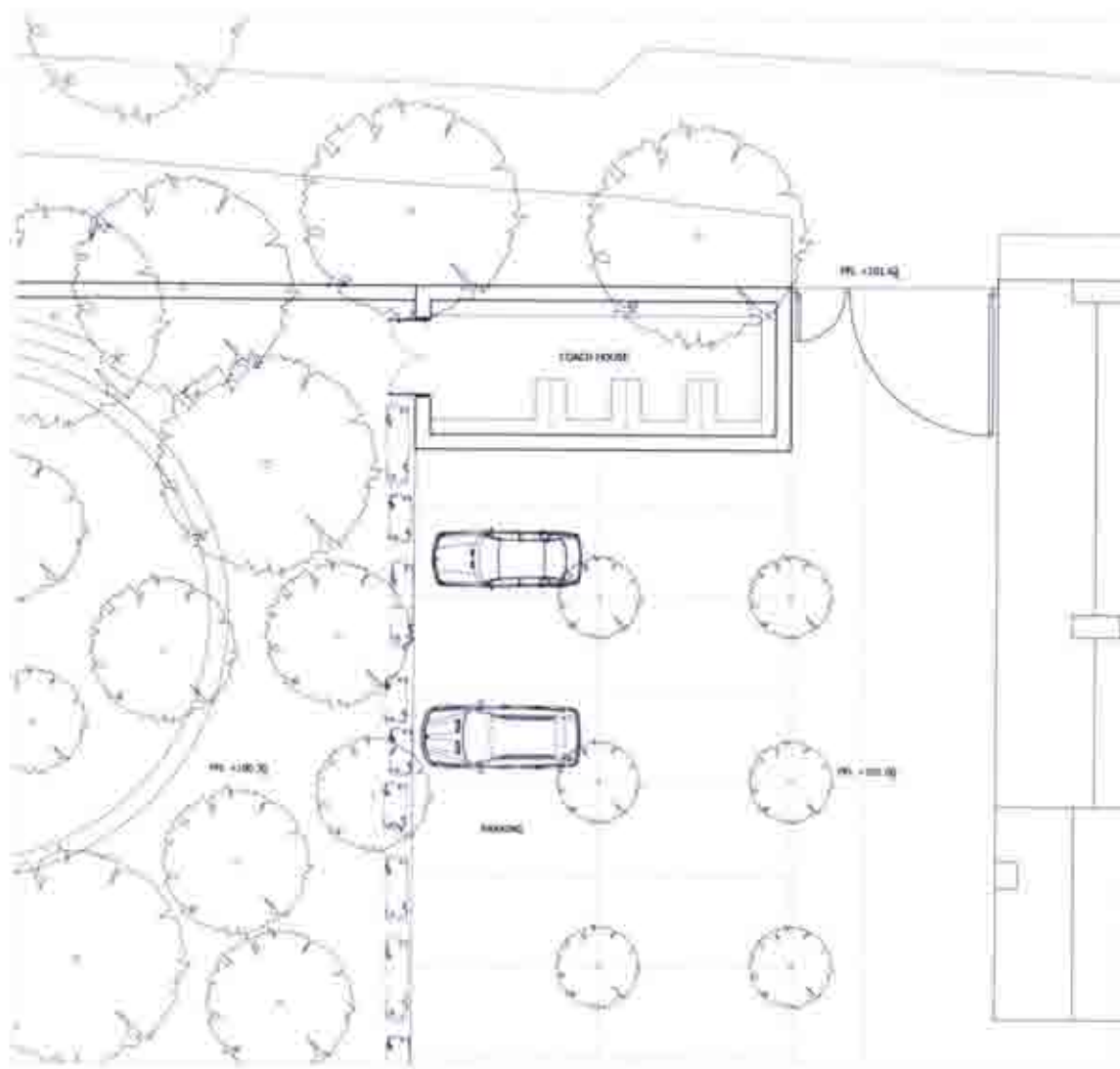
info@squireandpartners.com  
www.squireandpartners.com

Project:  
**Wincote**  
Steeple Aston

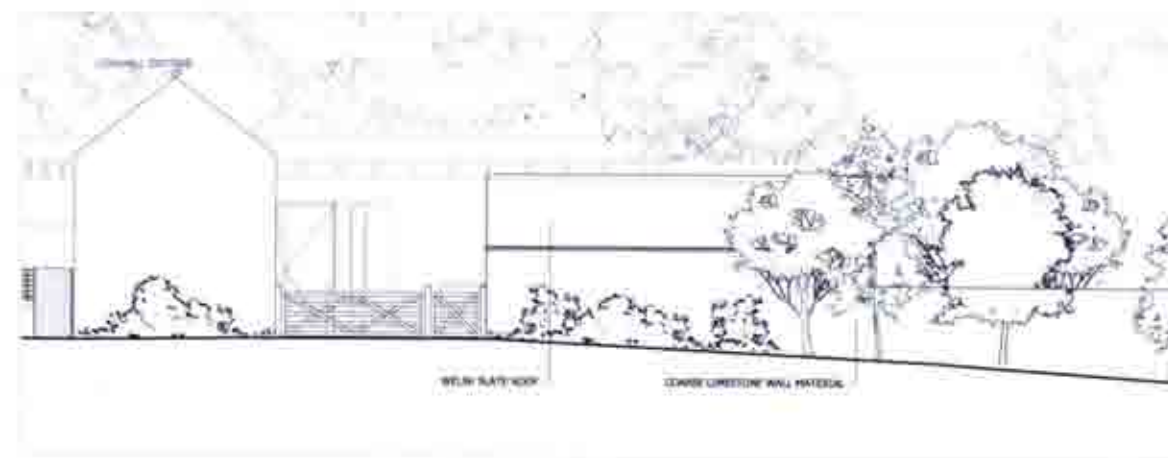
Drawing:  
**Section GG**

Drawn	Date	Scale
JH	04/01/2011	1:1000(A1)
Job Number	Drawing Number	Revision
08006	B1_S_GG_G200_001	-

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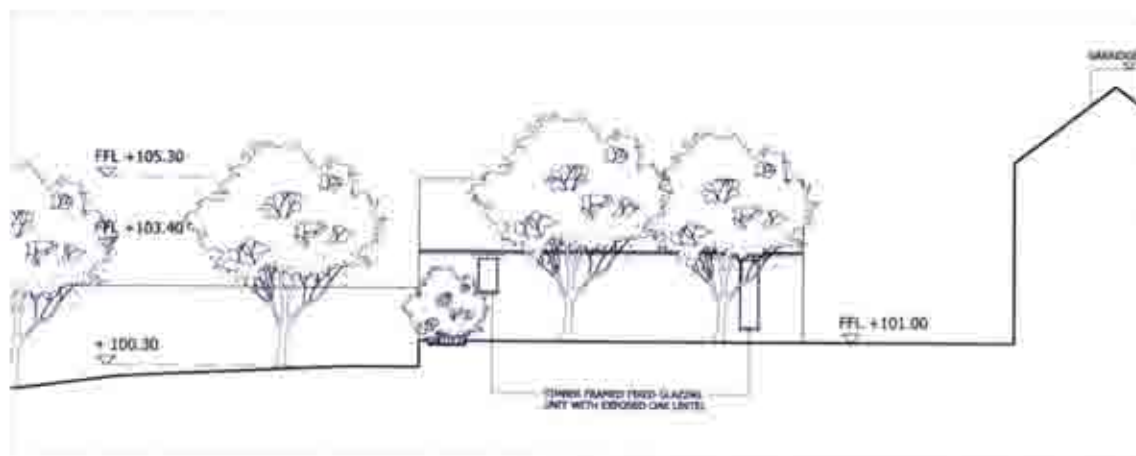
**01** GROUNDSMAN'S STORE PLAN  
SCALE: 1:500



**03** SOUTH ELEVATION  
SCALE: 1:500



**04** WEST ELEVATION  
SCALE: 1:500



**02** NORTH ELEVATION  
SCALE: 1:500



**05** EAST ELEVATION  
SCALE: 1:500

Submitted for Planning 17/02/11 3D  
 Revision description Date Drawn By

**Squire and Partners**

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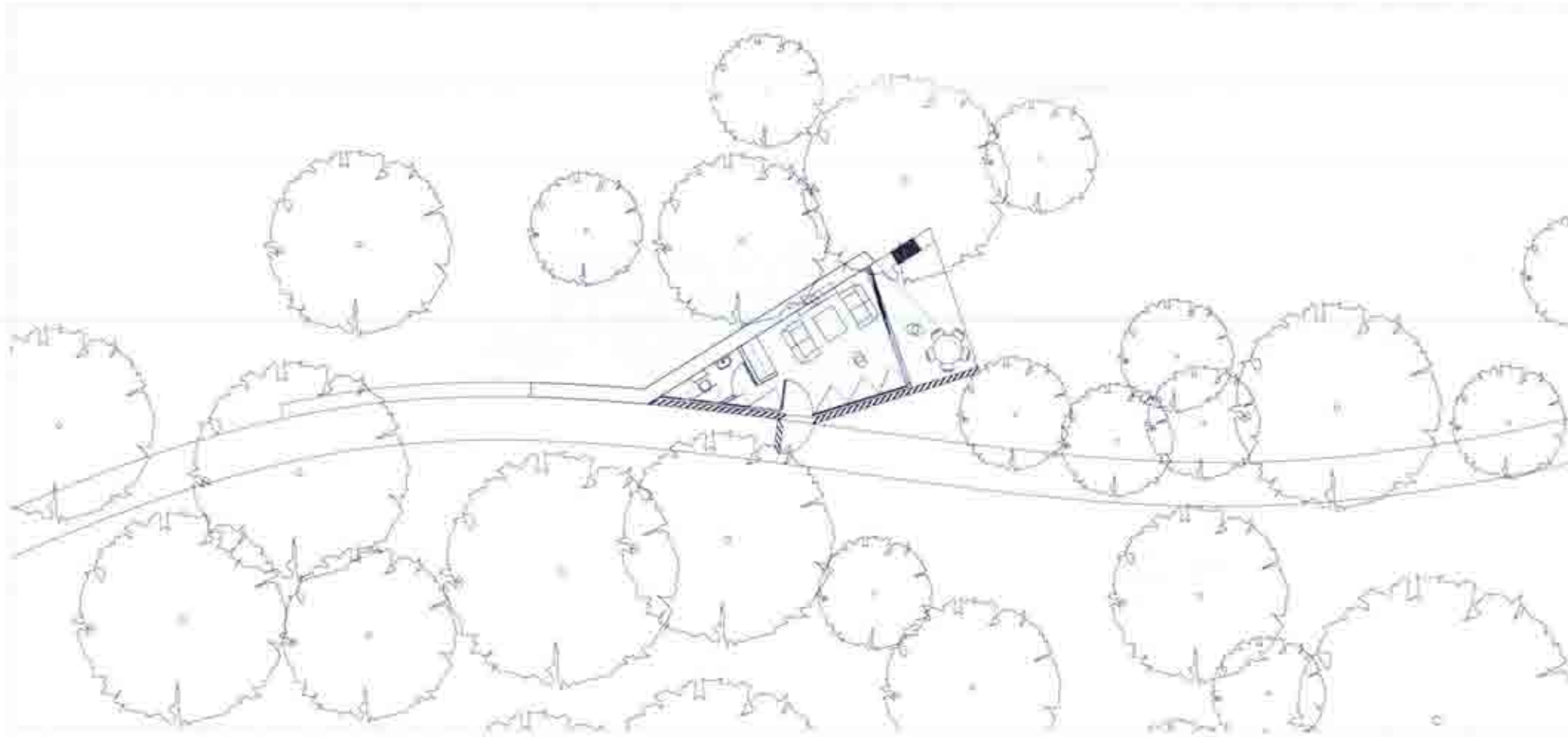
info@squireandpartners.com  
 www.squireandpartners.com

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

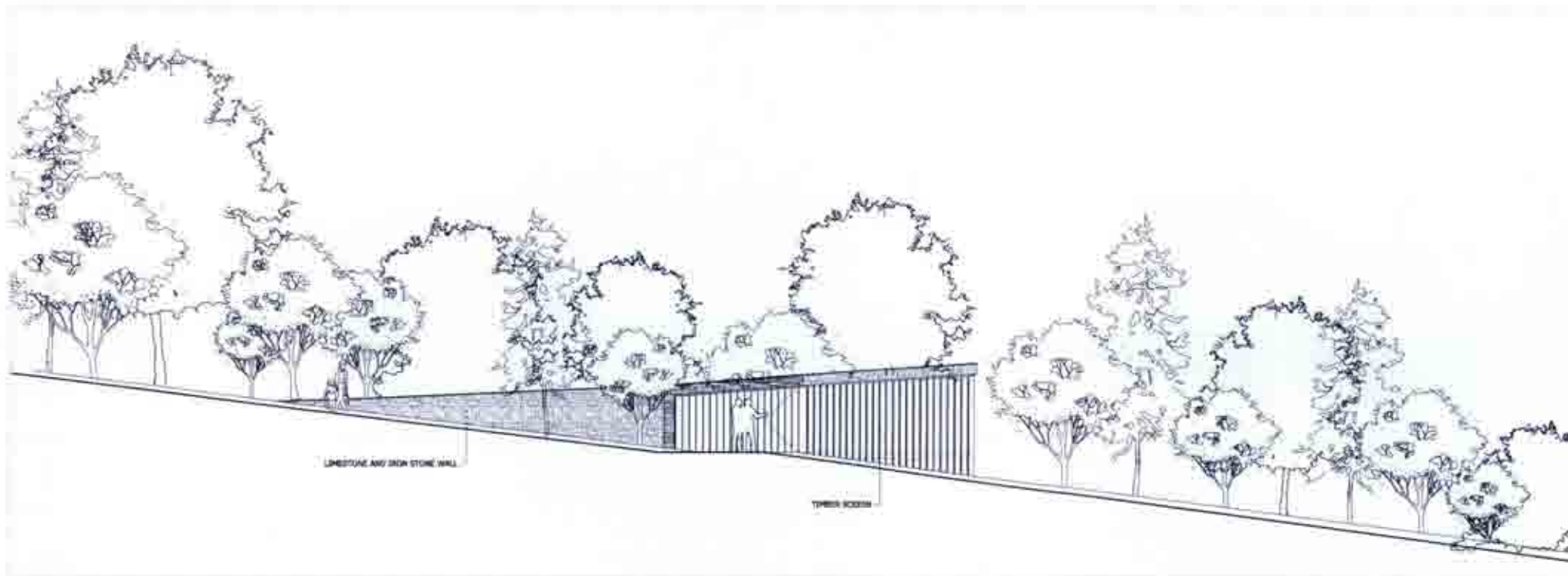
Drawing:  
**Coach House**

Drawn	Date	Scale
JH	24/11/2010	1:500
08 NUMBER	DRAWING NUMBER	REVISION
08006	B3_E_AL_G200_001	-

NOTES  
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01 SUMMER HOUSE PLAN  
BOOK\_A\_K\_COVE\_1



02 SUMMER HOUSE SOUTH ELEVATION  
BOOK\_A\_K\_COVE\_1

Submitted for Planning	17/01/11	JD
Revision description	Date	Drawn Rev

**Squire and Partners**

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

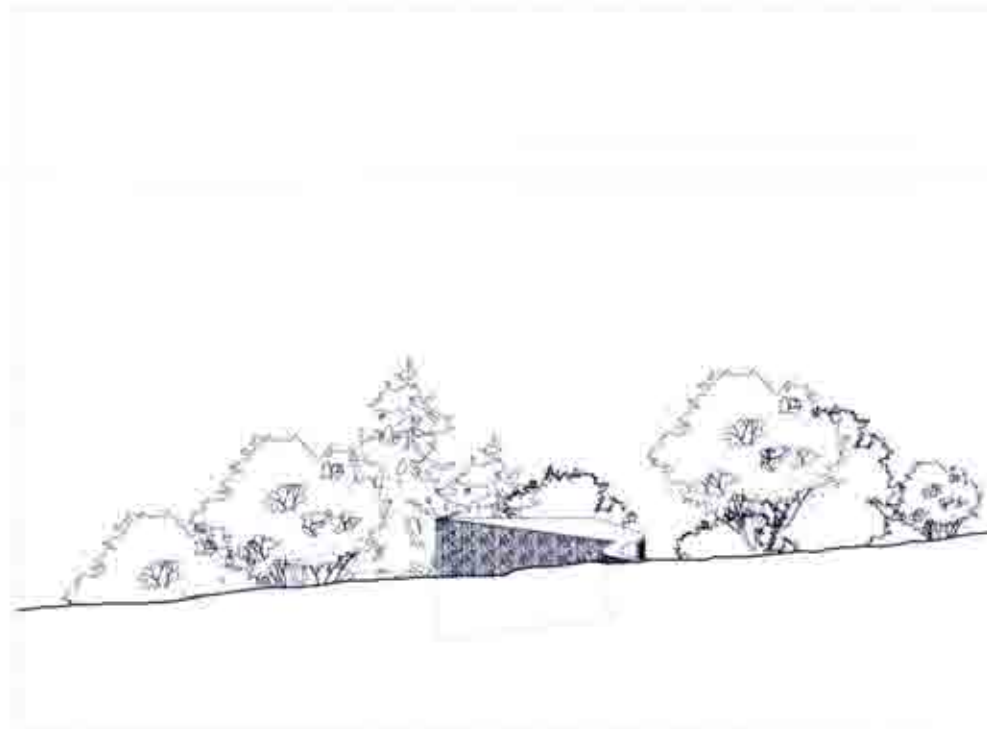
Drawing:  
**Proposed Summer House**  
**Plan & Elevations**

Drawn	Date	Scale
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Job number	Drawing number	Revision
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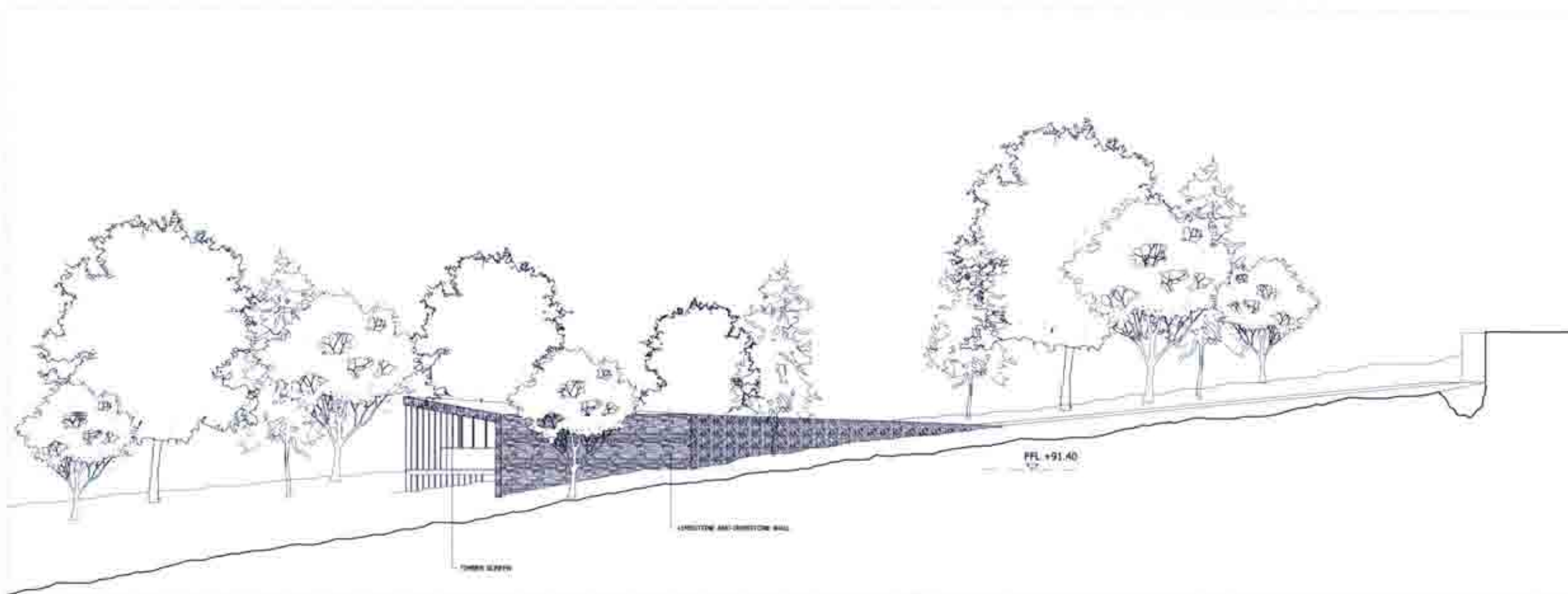
NOTES  
 DO NOT SCALE FROM THIS DRAWING.  
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01 SUMMER HOUSE EAST ELEVATION  
BOOK E\_AL\_G200\_1



02 SUMMER HOUSE WEST ELEVATION  
BOOK E\_AL\_G200\_1



Submitted for Planning 17/01/11 JD  
 Revision 484112101 Date Check By

**Squire and Partners**

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Project  
**Wincote**  
 Steepie Aston

Drawing  
**Proposed Summer House**  
 Elevations

Drawn	Date	Scale
JH	12/01/2011	1:1000
Doc number	Drawing number	Revision
08006	B2_E_AL_G200_002	-





NOTES  
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Revision description	Date	Drawn	By

**Squire and Partners**

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 T: 020 7278 2555 F: 020 7239 0495

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Project:  
**Wincote  
 Steeple Aston**

Drawing:  
**Existing Site Plan**

Drawn	Date	Scale
JH	23/12/2010	1:1000
Job number	Drawing number	Revision
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NOTES:  
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Submitted for Planning: 17/01/11 30  
 Revision: 000000 Date: Check: Rev:

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Project:  
**Wincote  
 Steeple Aston**

Drawing:  
**Existing Site Plan**

Drawn	Date	Scale
JH	14/01/2011	1:1000
Job number	Drawing Number	Version
08006	P_RF_JA12_002	-



NOTES  
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 Revision description Date Check Rev

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 www.squireandpartners.com

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

Drawing:  
**Existing**  
**Ground Floor Plan**  
**Main House + Out Buildings**

Drawn	Date	Scale
JH	10/01/2011	1:1000
08006	P_00_JA12_1	



NOTES  
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Submitted for Planning	17/01/11	30
Revision description	Date	Drawn

**Squire and Partners**

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

Drawing  
**Existing**  
**Ground Floor Plan**  
**Main House + Out Buildings**

Drawn	Date	Scale
JH	10/01/2011	1:1000
Job number	Drawing number	Revision
08006	P_01_JA12_1	1

NOTES  
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Submitted for Planning	17/01/11	30
Revision description	Date	Drawn

**Squire and Partners**

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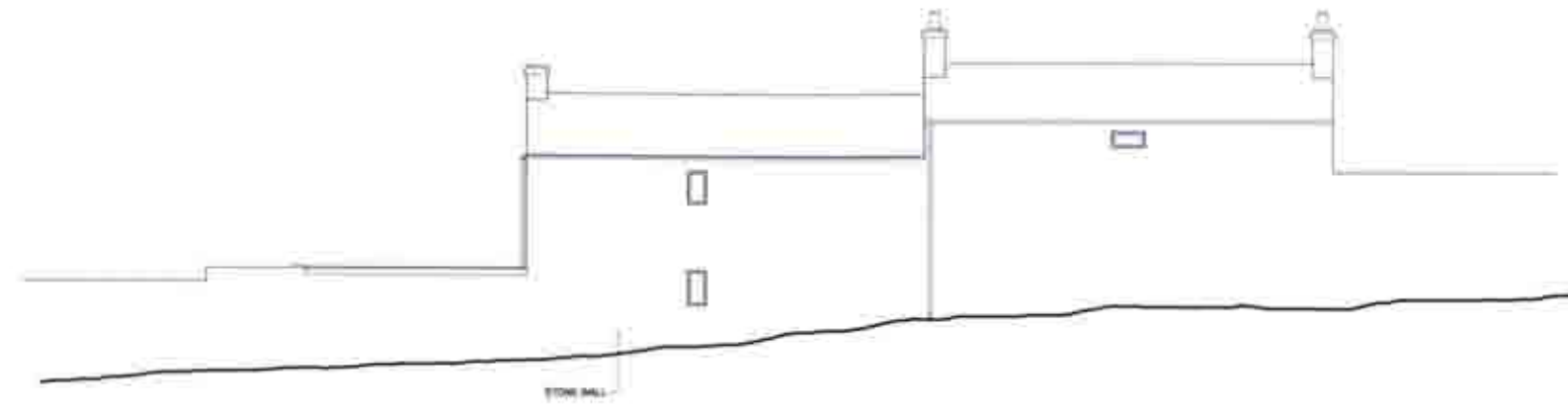
info@squireandpartners.com  
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Project  
**Wincote**  
**Steeple Aston**

Drawing  
**Existing**  
**Ground Floor Plan**  
**Main House + Out Buildings**

Drawn	Date	Scale
JH	10/01/2011	1:1000
Job number	Drawing number	Revisions
08006	P_RF_JA12_1	-

NOTES  
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 ALL DIMENSIONS TO BE CHECKED ON SITE  
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01 NORTH ELEVATION  
 DRAWN BY: J. S. PALLI, A



02 SOUTH ELEVATION  
 DRAWN BY: J. S. PALLI, A



Submitted for Planning 17/01/11 3D  
 Revision Description Date Check By

**Squire and Partners**

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 T. 020 7278 5555 F. 020 7239 0495

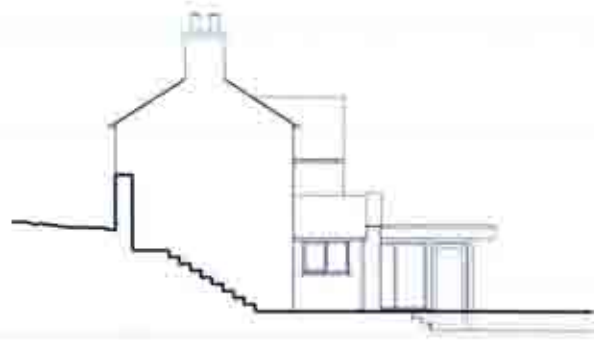
info@squireandpartners.com  
 www.squireandpartners.com

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

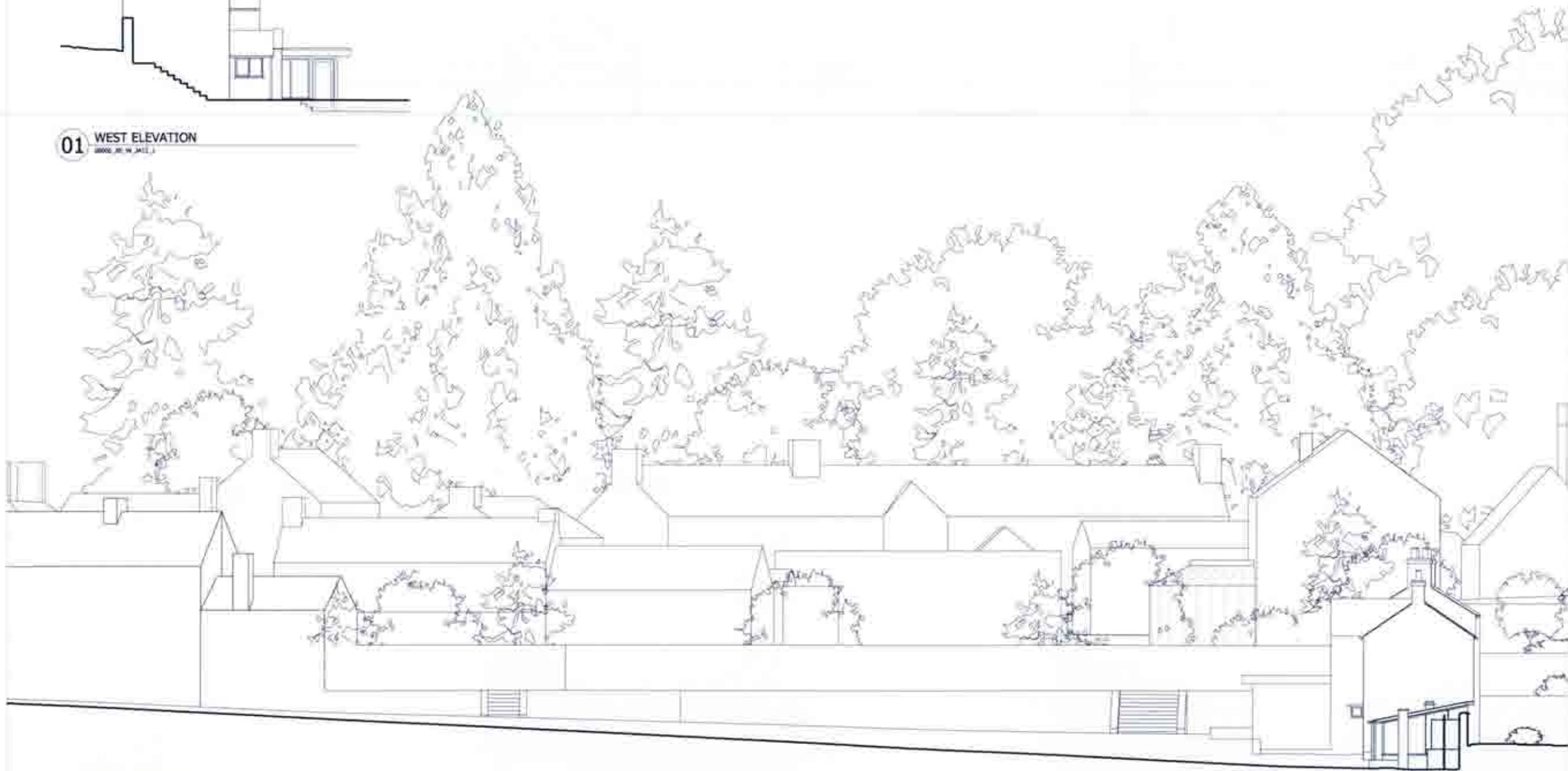
Drawing  
**Existing**  
**Elevations**

Drawn	Date	Scale
JH	10/01/2011	1:1000
08006	E_AL_JA12_1	

NOTES  
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01 WEST ELEVATION  
 08006\_EAL\_JA12\_1



02 EAST ELEVATION  
 08006\_EAL\_JA12\_1



Submitted for Planning	17/01/11	30
Address description	Date	Client Ref

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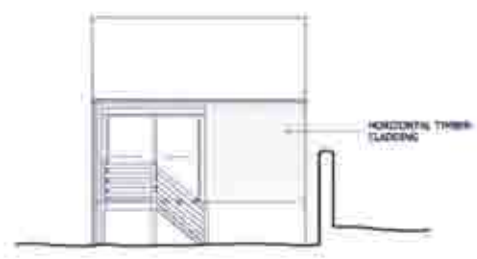
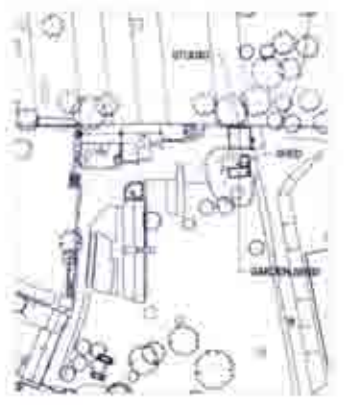
info@squireandpartners.com  
 www.squireandpartners.com

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

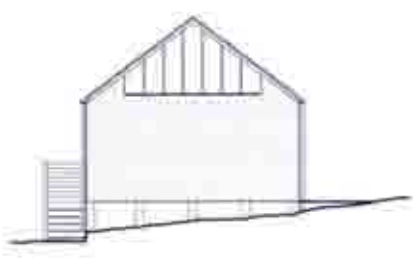
Drawing  
**Existing**  
**East & West Elevations**

Drawn	Date	Scale
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Job number	Drawing number	Revision
08006	E_AL_JA12_2	-

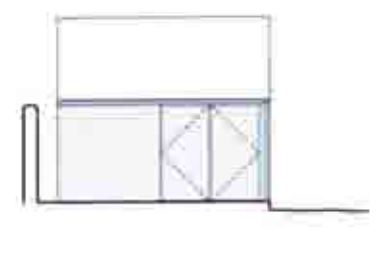
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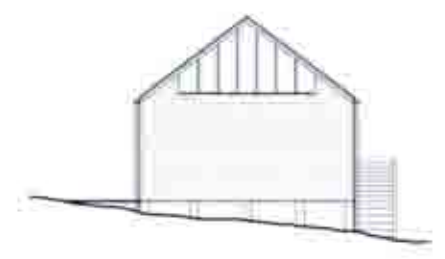
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0806\_01\_AL\_E\_A12\_1



02 SOUTH ELEVATION STUDIO  
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03 WEST ELEVATION STUDIO  
0806\_03\_AL\_W\_A12\_1



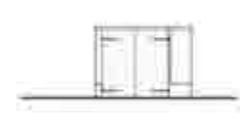
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0806\_04\_AL\_N\_A12\_1



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0806\_01\_SH\_E\_A12\_1



02 SOUTH ELEVATION SHED  
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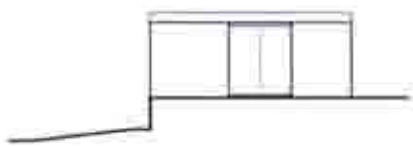
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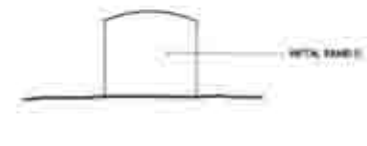
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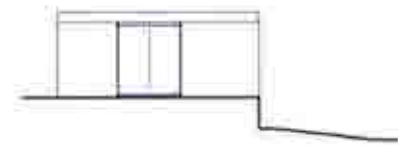
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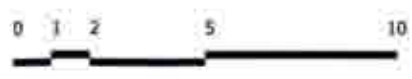
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03 WEST ELEVATION G.SHED  
0806\_03\_GSH\_W\_A12\_1



04 NORTH ELEVATION G.SHED  
0806\_04\_GSH\_N\_A12\_1



Submitted for Planning 17/01/11 JH  
Prepared by: JH  
Checked by: JH

**Squire and Partners**

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info@squireandpartners.com  
www.squireandpartners.com

Project:  
Wincote  
Steeple Aston

Drawing:  
Existing Outbuildings  
Elevations

Drawn	Date	Scale
JH	10/01/2011	1:1000
08006	E_AL_JA12_3	



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 PROPOSED DEMOLITIONS



Submitted for Planning 17/01/11 JD  
 Revision description Date Drawn By

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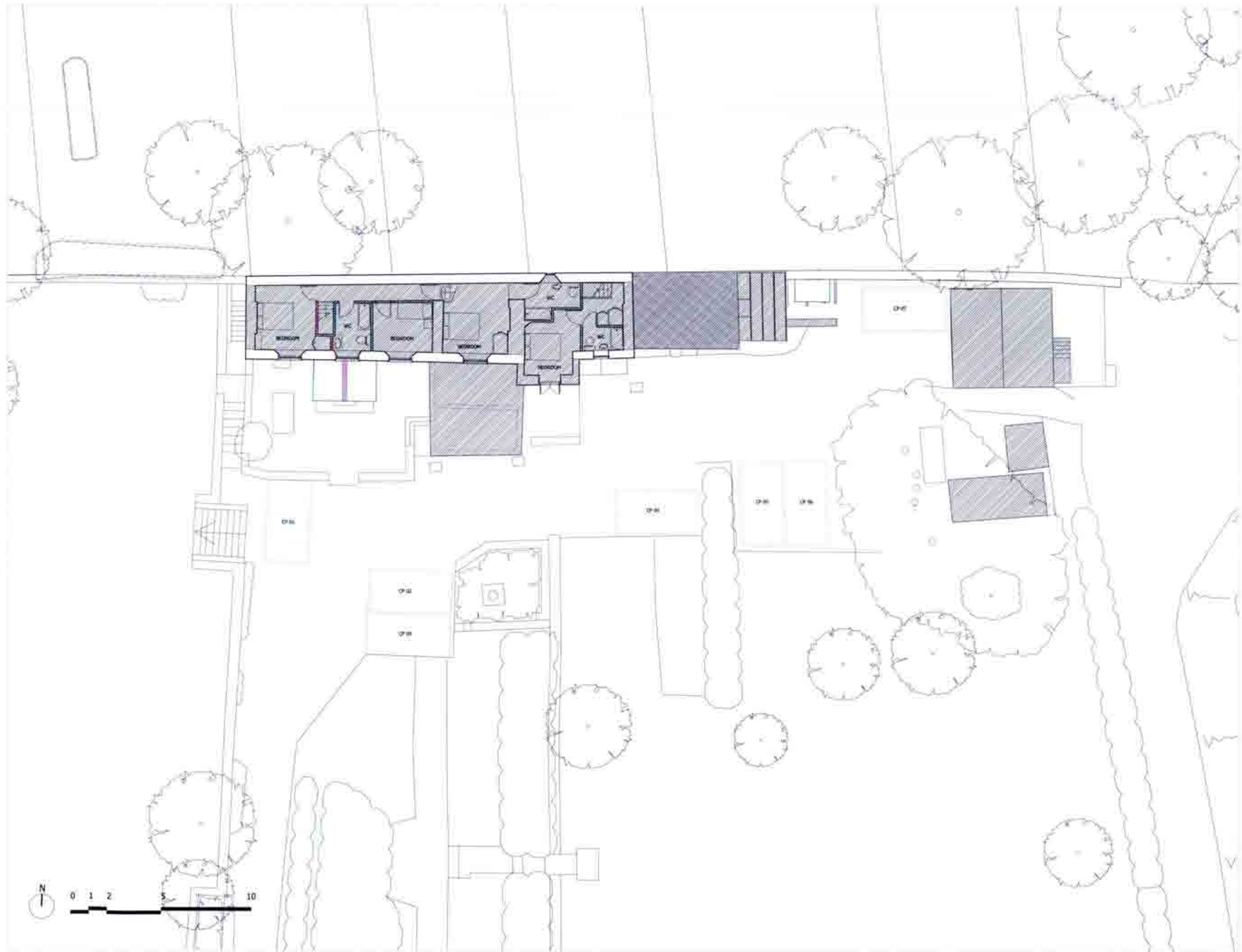
77 Wicklow Street London WC1X 9JY  
 T: 020 7278 5555 F: 020 7239 0495

info@squireandpartners.com  
 www.squireandpartners.com

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

Drawing:  
**Existing Ground Floor Plan**  
**Demolition Plan**  
**Main House + Out Buildings**

Drawn	Date	Scale
JH	10/01/2011	1:1000
Job number	Drawing number	Revision
08006	P_00_JC20_1	-



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 PROPOSED DEMOLITIONS

Submitted for Planning	17/01/11	30
Revision description	Date	Drawn

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 77 Wicklow Street London WC1X 9JY  
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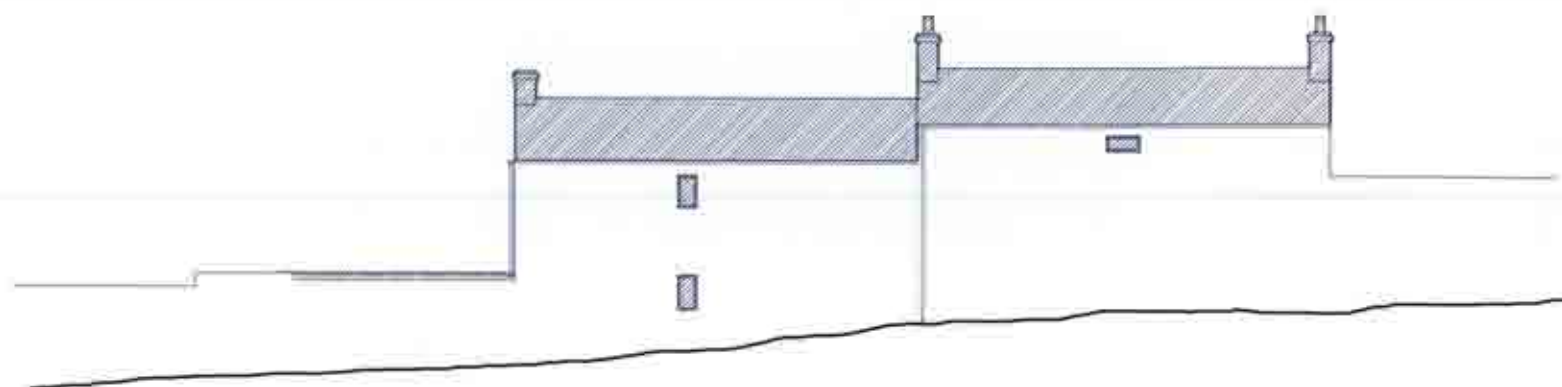
Project:  
**Wincote  
 Steeple Aston**

Drawing:  
**Existing Ground Floor Plan  
 Demolition Plan  
 Main House + Out Buildings**

Drawn	Date	Scale
JH	10/01/2011	1:1000
Job Number	Drawing Number	Revision
08006	P_01_JC20_1	-

NOTES  
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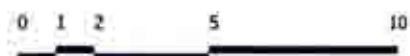
 PROPOSED DEMOLITIONS



01 NORTH ELEVATION  
0806\_AL\_C\_01.1



02 SOUTH ELEVATION  
0806\_AL\_C\_01.2



Submitted for Planning 17/01/11 JD  
 Revision: Description Stage Check Rev

**Squire and Partners**

77 Wicklow Street London WC1X 9TY  
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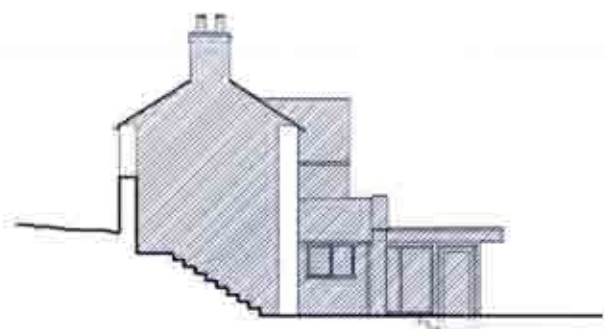
Project  
 Wincote  
 Steeple Aston

Drawing  
 Existing  
 Elevations  
 Demolition Elevations

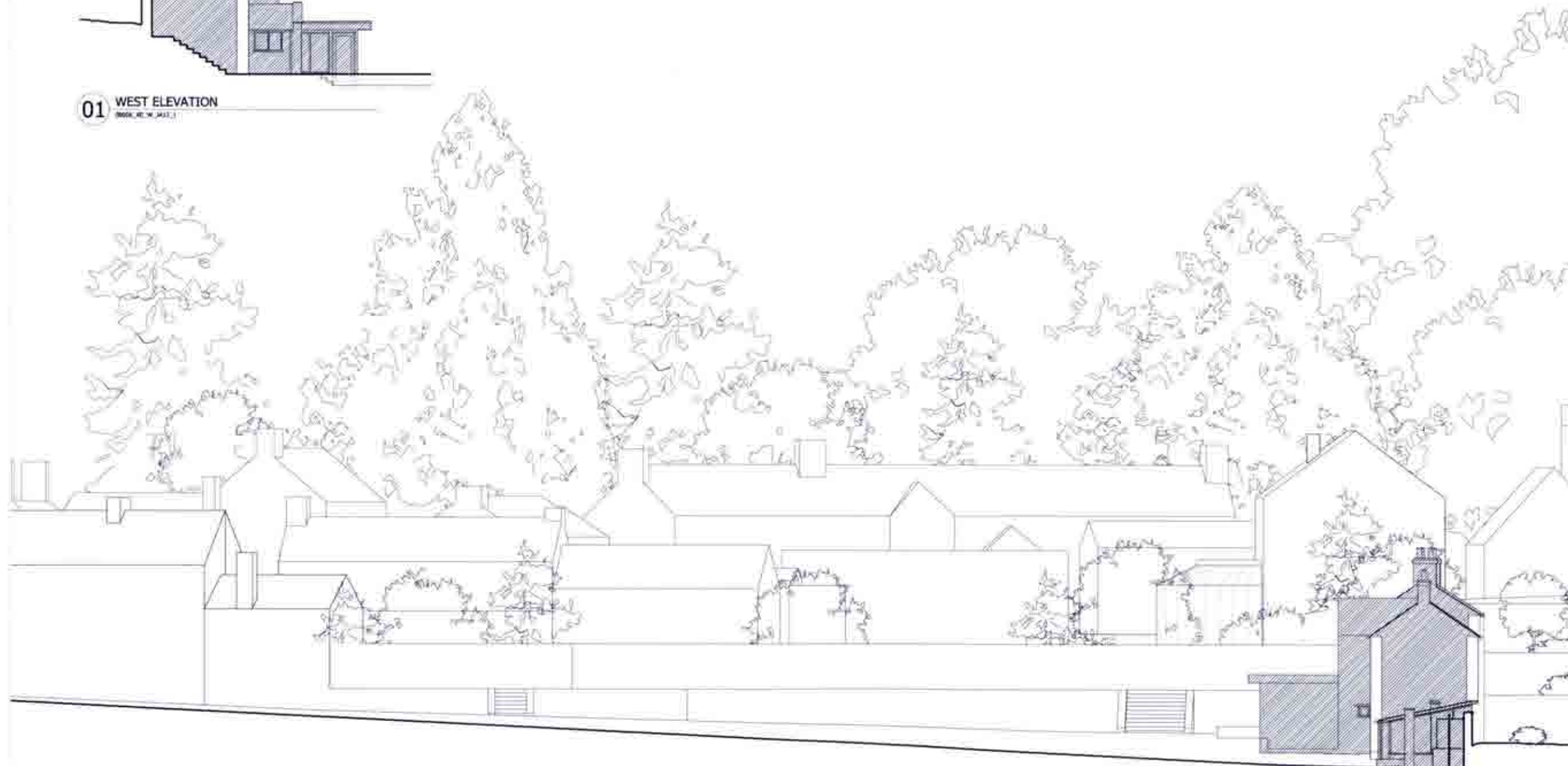
Drawn	Date	Scale
JH	10/01/2011	1:1000A
Job number	Drawing number	Revision
08006	E_AL_C20_1	1

NOTES:  
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 PROPOSED DEMOLITIONS



01 WEST ELEVATION  
0806\_ELEV\_012\_1



02 EAST ELEVATION  
0806\_ELEV\_012\_1



Submitted for Planning: 17/01/11 3D  
 Revised description: Date: Check: 000

**Squire and Partners**

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 T: 020 7276 8505 F: 020 7299 0495

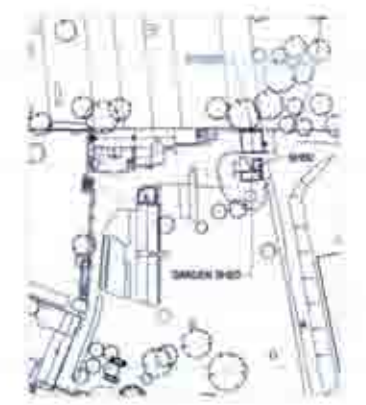
info@squireandpartners.com  
 www.squireandpartners.com

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

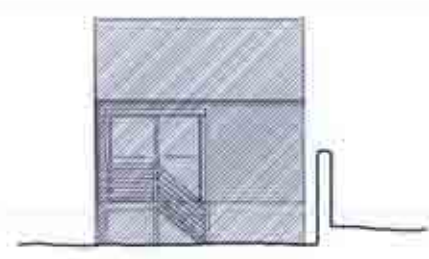
Drawings:  
**Existing**  
**East & West Elevations**  
**Demolition Elevations**

Drawn	Date	Scale
JH	10/01/2011	1:1000
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08006	E_AL_C20_1	

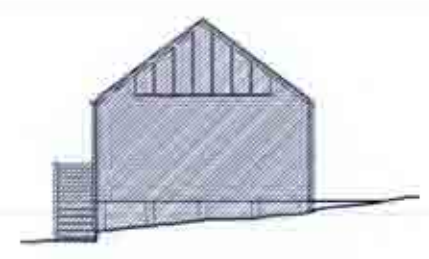
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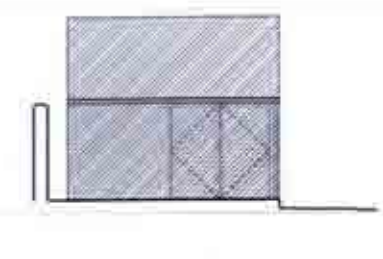
PROPOSED DEMOLITIONS



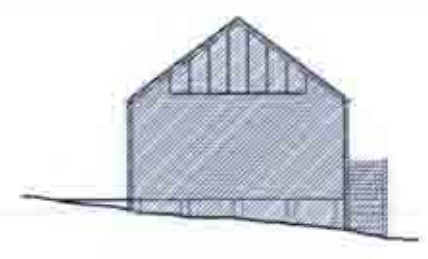
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02 SOUTH ELEVATION STUDIO  
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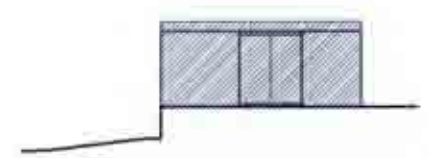
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Submitted for Planning 17/01/11 30  
 Revision Description Date Check No.

**Squire and Partners**

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 www.squireandpartners.com

Project  
**Wincote  
 Steeple Aston**

Drawing  
**Existing Outbuildings  
 Elevations  
 Demolition Elevations**

Drawn	Date	Scale
JH	10/01/2011	1:1000
Job Number	Drawing Number	Version
08006	B2_XE_AL_JC20_3	-

14.0 Squire & Partners Previous Experience



left: precedent – Beak Street tiled facade  
 above: concept – tile colours taken from pixelated image of Berwick Street market stall



## Berwick Street, London W1

<b>Client</b>	Berwick Street Properties Ltd
<b>Value</b>	£6 million
<b>Status</b>	Completion January 2010
<b>Location</b>	Westminster

<b>Team</b>	
Planning Consultant	The London Planning Practice
Project Manager	John Shreeves & Partners
Quantity Surveyor	John Shreeves & Partners
Structure	Ramboll UK
Services	Peter Deer & Associates
Contractor	Blenheim House Construction

This residential project has been designed as a playful intervention in a Soho street. The site was previously occupied by a number of houses, all built on typically narrow Soho plots, which did not cohere into an effective streetscape. This scheme uses a series of brick party walls to suggest a similar series of narrow plots but here ordered to create a new rhythm. A solid brick end wall, punctuated simply by horizontal slot windows, reinforces the building's terraced-street character.

Each plot contains three apartments, expressed in a palette of materials typical of this area of Soho. Part of each dwelling's façade is made up of traditional Soho glazed bricks that wrap around into the kitchen, linking the interior of each apartment to the facade. The pattern of the glazed tiles refers to the colours found in the Berwick St Market. A series of photographs taken of the market stalls are pixelated into squares of single colours. These squares are then stretched to the proportion of a tile and used to enrich the façade. The effect echoes the Victorian glazed tiles found on many London tube stations and public houses, and ties the new building into the history and culture of Berwick Street.

Projecting out of each glazed brick wall is a timber frame that contains a window and an opening timber shutter, introducing a further Soho game of concealment and exposure.

## Chelsea Barracks, London SW1



**Client** Qatari Diar  
**Location** Westminster Council

**Team**  
Planning Consultant DP9  
Structure Arup  
Services Atelier 10  
Quantity Surveyor EC Harris  
Project Manager EC Harris  
Sustainability Atelier 10

Squire and Partners, with Dixon Jones and landscape designer Kim Wilkie, have been selected by Qatari Diar to masterplan Chelsea Barracks, following a rigorous selection process.

The purpose of the masterplan is to create a design framework for this 12.8 acre site, including sustainable land use mix and public realm. Among other issues, it will address building use, height, density and site layout, reflecting its immediate surroundings and its location within London, and will draw on the substantial number of responses from the local community.







## 5 Hanover Square, London W1

<b>Client</b>	Mitsui Fudosan with Stanhope
<b>Value</b>	£26 million
<b>Status</b>	Planning consent 2008
<b>Location</b>	Westminster

<b>Team</b>	
Planning Consultant	DP9
Quantity Surveyor	Gardiner & Theobald
Structure	Ramboll UK
Services	AECOM

Squire and Partners won planning permission in 2008 for the redevelopment of a prestigious site on the south east corner of Hanover Square, London W1, in a joint venture partnership between Stanhope and Mitsui Fudosan UK.

The 91,000 sq ft mixed use development - consisting of residential, office and retail uses - replaces an existing 1960's building. Squire and Partners' design expresses the traditional plot width of its immediate locale, and relates to the scale and materiality of the context at Hanover Square. Largely constructed from a dark grey/black brick, the facades are punctuated with deep window reveals lined with white marble, with additional shading provided by vertical bronze fins.

The development is designed as an exemplar sustainable building which makes use of renewable energy to limit the use of energy internally, and controls energy gains from external sources. Overall the development is expected to provide 18% Co2 savings when measured against the current 2006 Building Regulations Part L2A.



## Hyatt Hotel Knightsbridge

<b>Client</b>	The Knightsbridge
<b>Status</b>	Completed 2006
<b>Value</b>	£170 million
<b>Location</b>	City of Westminster

<b>Team</b>	
Project Manager	Knightsbridge Project Management
Quantity Surveyor	Gardiner and Theobald
Structure	WSP
Services	WSP
Contractor	Multiplex Constructions Ltd

The Knightsbridge is a development of 201 private luxury apartments overlooking Hyde Park, which offers residents the services of a 'six star' hotel provided by Hyatt International Hotels and Resorts. A sweeping porte cochere entrance leads to a double height reception with views into a central garden, laid out in a formal manner with hard and soft landscaping and clipped trees, paying homage to the traditional London Square.

A reflecting pool visually connects with a health spa in the lower ground floor of the main building. Internally, a swimming pool, changing and treatment rooms are lined with a beautiful veined Elterwater Slate, while perimeter walls are clad in soft white Turkish limestone and glass tiles. In common with all the details on The Knightsbridge, luxury is defined by the exquisitely crafted surfaces of simple spaces, produced without additional embellishment.

The Knightsbridge was awarded 'Residential Development of the Year 2006' at the Property Awards.



### Liverpool Road Mews

<b>Client</b>	Winyard Developments
<b>Status</b>	Completed 2005
<b>Value</b>	£3.5 million
<b>Location</b>	London Borough of Islington

<b>Team</b>	
Structure	Price and Myers
Services	Peter Deer and Associates

This development was completed at the beginning of 2004 and was a joint venture project between Michael Squire and Marldon Construction Ltd.

The existing building on Liverpool was retained whilst the existing buildings on Paradise Park were demolished. The new development provided five new 3.5 storey houses and nine apartments in the existing block.

Being essentially single aspect and south-west facing, the houses make best use of sunlight and the views over the park with a fully glazed elevation. Internally the houses have sleeping accommodation in the basement and living accommodation on the upper floors, with a double height space and mezzanine between first and second floor.

## 20 Northdown Street, London N1

<b>Client</b>	Squire and Partners
<b>Value</b>	£5 million
<b>Status</b>	Completed 2007
<b>Location</b>	London Borough of Islington

<b>Team</b>	
Quantity Surveyor	EC Harris
Structure	Adams Kara Taylor
Services	Mecserve
Contractor	Sir Robert McAlpine Ltd

This mixed use scheme in King's Cross is the first new build development to be designed and funded by the practice. The building provides residential units on second to fifth floors - including a penthouse floor with spectacular views across London from its private terrace - and offices at basement, ground and first floor level. The accommodation is organised around a top-lit central lightwell allowing natural light to permeate deep into the plan.

The principal elevation fronting onto Northdown Street is characterised by oak timber screens and crisply detailed window frames which add an element of warmth and materiality to the facade as well as providing natural ventilation. These are complimented by large full height panels of glazing set within a stone frame.

The office floors feature increased glazing to maximise presence on the street and provide as much natural light as possible.



Reiss Headquarters, 10 Barrett Street, London W1

<b>Client</b>	Reiss Ltd
<b>Value</b>	£16 million
<b>Status</b>	Completed 2008
<b>Location</b>	Westminster

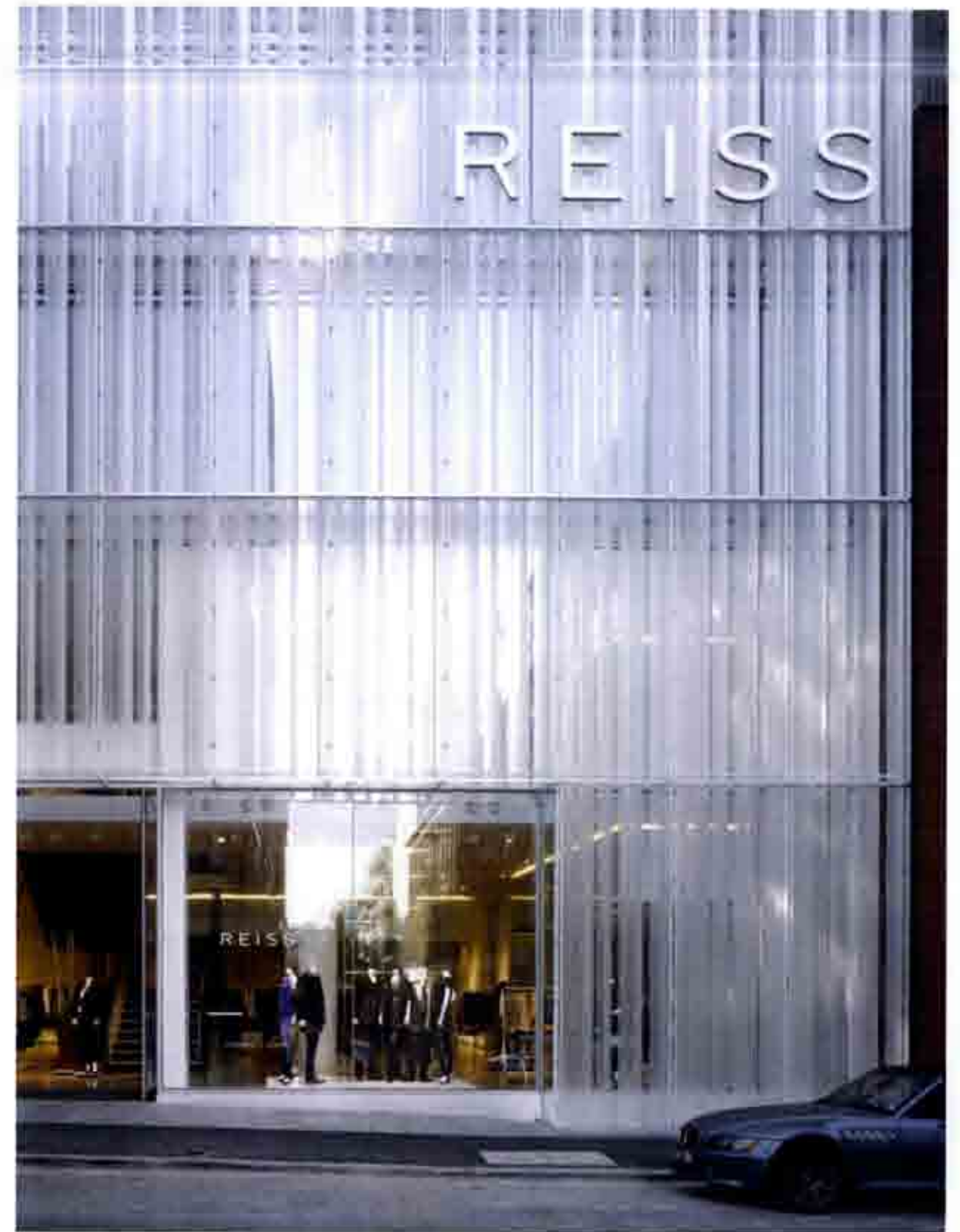
<b>Team</b>	
Planning Consultant	The London Planning Practice
Project Manager	Buro 4
Quantity Surveyor	Davis Langdon
Structure	Fluid Structures
Services	Hilson Moran
Contractor	Como

Reiss purchased the London College of Fashion site with a view to creating a new headquarters and flagship store. The development of Barrett Street has expanded street activity from St Christopher's Place towards Selfridges, and has now become a destination rather than a circulation route. The flagship store is housed at ground and first floor, with Reiss' design studios, managerial hub and cutting rooms on the middle floors, surmounted by David Reiss' penthouse apartment. To the rear, fourteen residential apartments have been designed with double-height living spaces and mezzanine bedrooms utilising the original floor to floor heights of this old school building. The sale of the residential apartments facilitated the viability of the project.

The client's brief sought to create a new, iconic headquarters building representing the Reiss brand in a pure built form, and this was achieved through the creation of an innovative facade system. Realising the limitations of glass, Squire and Partners sought alternative materials, and following trials throughout Europe and the Far East, settled on a highly engineered acrylic, milled vertically to suggest fabric draped across the facade. The LED light strips wash over the facade, giving the impression of a light and playful material. The brand identity of the facade has become internationally recognised as unique to Reiss, so that the building is a marketing tool adding unique value to the business.

The project has won an RIBA Award, a Civic Trust Award, and a BCO regional award, with national winners being announced in the autumn.





## The Rockwell Hotel, London SW5

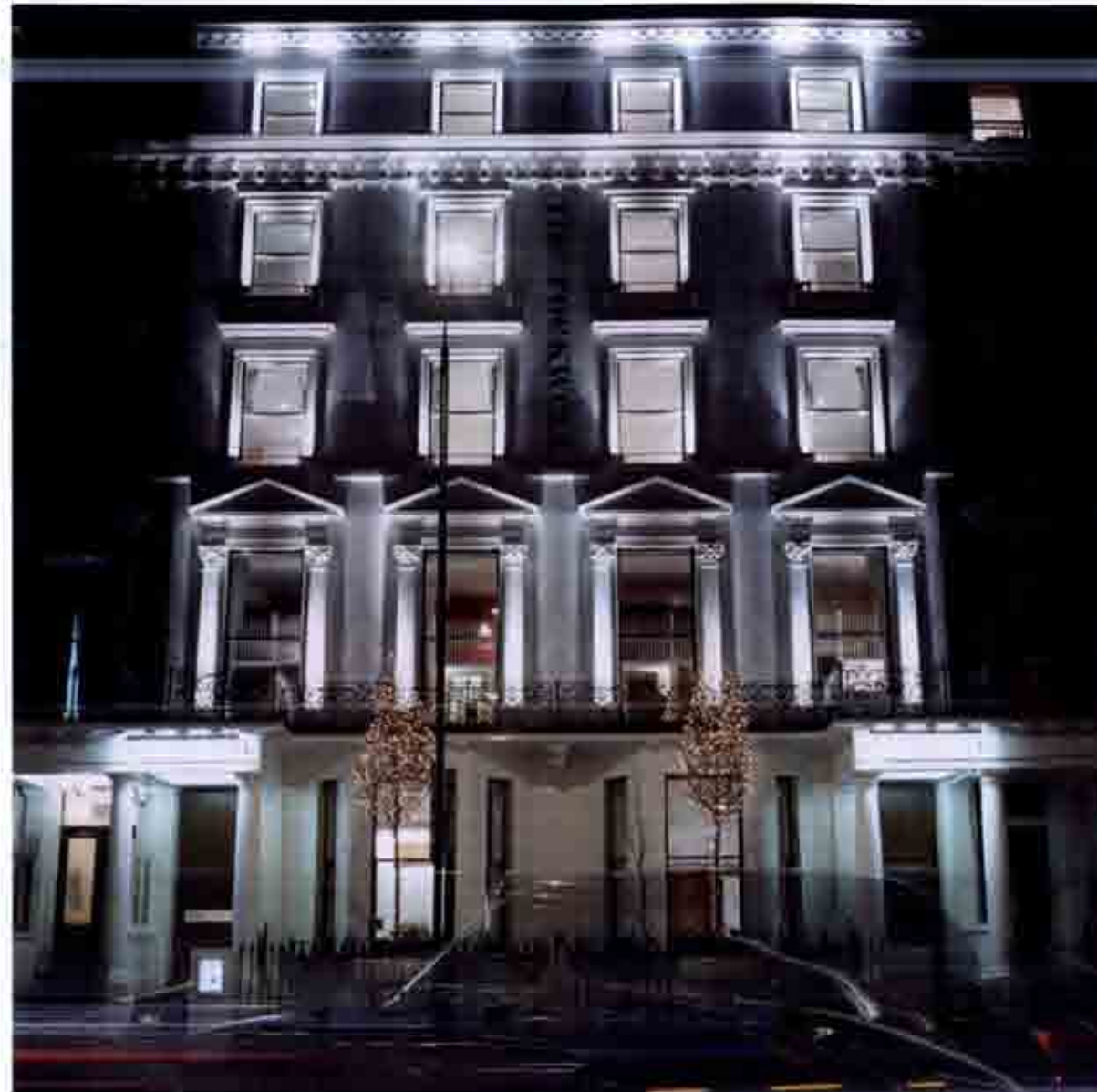
<b>Client</b>	The Rockwell Hotel
<b>Value</b>	£4 million
<b>Status</b>	Completed 2006
<b>Location</b>	Kensington and Chelsea

<b>Team</b>	
Planning Consultant	The London Planning Practice
Quantity Surveyor	Leonard Stace Partnership
Structure	Price and Myers
Services	EEP
Contractor	Marldon

The Earl's Court end of the Cromwell Road was already crammed with budget hotels when The Rockwell moved in. As a consequence it was decided that it should instead be transformed into a four star boutique hotel with a distinctive 'English Contemporary' character. The front façade was restored, rendered and painted white with bright green window reveals, thus distinguishing the hotel from its dowdy neighbours.

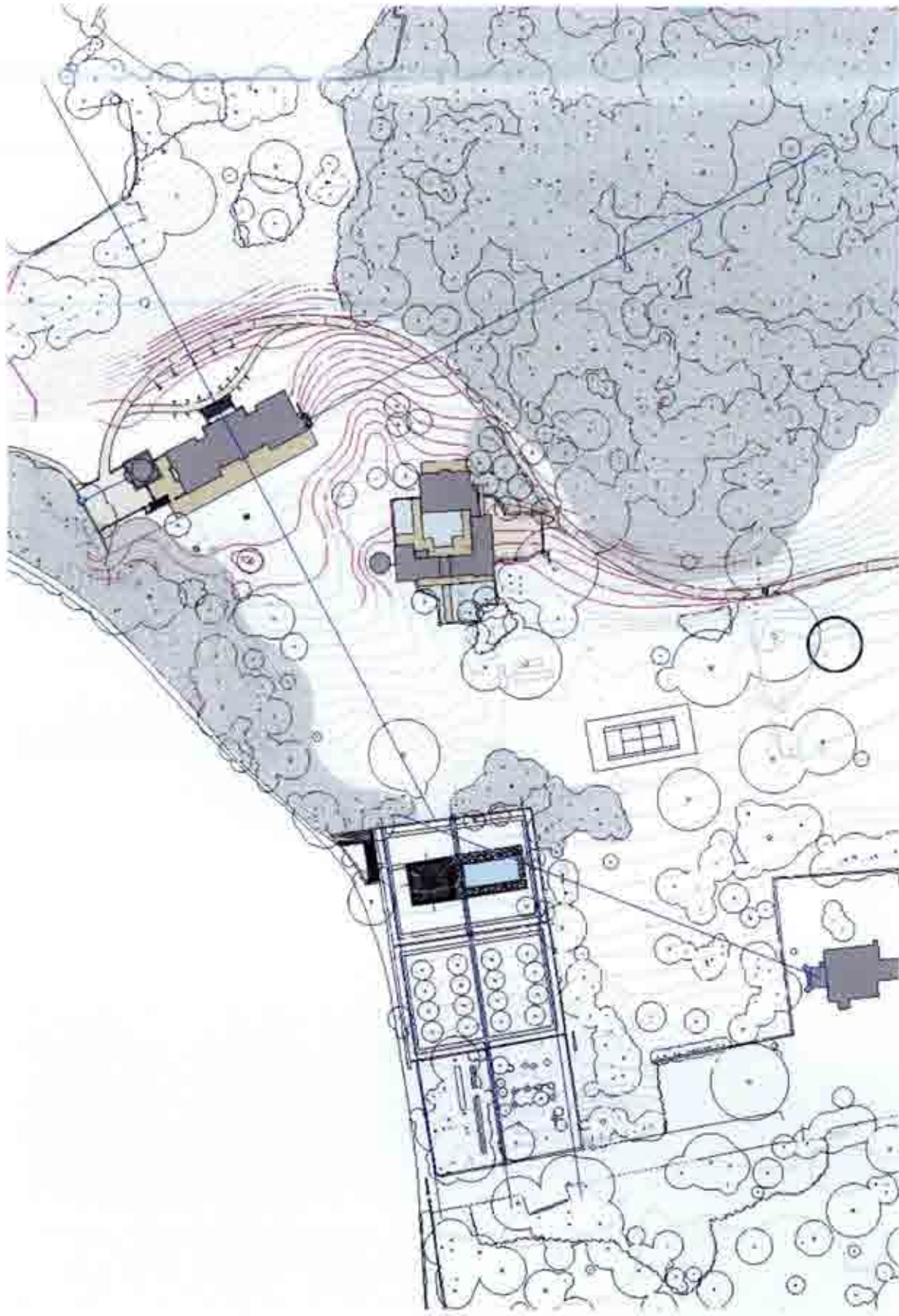
The premises consists of two townhouses knocked together to create space for 40 rooms, and the design emphasises its domestic character. Careful planning was necessary to integrate the varied requirements of a hotel into such a small space. The entrance hallway's original mosaic floor has been restored and its colours provide a palette for the drapes, rug and beaded striped wallpaper of the lounge and reception area. A walnut floor and bookshelves, the fireplace and the pendant lamp hanging in the window all add to the warm intimate atmosphere. The bar was designed as a discreet piece of furniture which also doubles as a breakfast servery, while the dining room was extended by infilling between two existing wings with a wall of windows overlooking the garden. In reference to the garden theme, the space features Palm wallpaper, delicate light fixtures and natural wooden furniture. It is connected to the garden by a glass walkway over the lightwell, which is lit up at night to form a blue bridge. The south facing garden was recognised as a significant asset in this crowded neighbourhood. Remodelled and lined with timber slat walls and a hardwood deck, at night its enormous flowerpots are up-lit to dramatic effect.

The hotel has been the subject of much media attention since opening in 2006, featuring in international editions of Elle and Vogue, and was included in both the prestigious Conde Nast Traveller Hot List and the Observer Top 20 British Hotels.









## GREAT TEW Oxfordshire

*private client*

2002 -

From the demolition of the Falkland Mansion at the beginning of the nineteenth century, Great Tew has suffered from the lack of a proper house at its centre.

The proposal is now to rebuild the mansion incorporating the best of the existing dower house and Boulton Library and to give this house its deserved setting. As a philosophy we have acknowledged the historic evolution of the buildings and their spaces and tried to knot contemporary uses into the built clusters and wider landform context.

The first priority is to link the mansion back to the parkland by reinstating an approach through the estate from the north.. Secondly the garden front will be laid with a simple York stone terrace with gentle undulations of grass mounds leading the eye up to the stables, walled garden and church. This repair and resetting of the landscape concludes within the walled gardens where the proposal is to reinstate the northern most garden as a pleasure garden for family use.





**Shawford Park**  
Hampshire

*for private client*

2006 -

Reworking of derelict formal gardens around a 17<sup>th</sup> century house with the construction of new ramparts, a bastion and a mount.

Creation of a contemporary interpretation of water meadows, with sinuous channels curving between a quilted landscape of wildflowers.

## Squire and Partners

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