



Proposed Development at Cotefield House, Banbury  
**Design and Access Statement**

September 2013

**This Design Statement is offered in support of the planning application for the proposed development at Cotefield House, Banbury.**

## Site Description

The Development Site.



The site has an area of approximately 11,120sq.m. The site is a plot of land off Oxford Road in the countryside on the outskirts of Banbury. It contains a large country house which is adjacent to farm outbuildings and an auctioneer's yard. Access to the property is shared and cuts through the common yard area.

Cotefield House contains a lot of period features and at present has been sub-divided and converted into 6 very generous apartments.

## Site Context



The property has at least 22 off road parking spaces and is surrounded by large gardens and copses.

The area has transport links to Banbury city centre with local bus services and there are local shops within walking distance.

## The Proposal

The proposal is for the conversion of the ground floor of the property from 2 overly substantial apartments into 6 well-proportioned self contained apartments. This will include the restoration and conversion of the ancillary external storerooms connected to the northeast of the property and the inclusion of 6 additional parking spaces

## Design Principles

The current floor areas of the apartments on the ground floor are considered excessive. They currently amount to 133sqm and 124sqm respectively with an additional 66sqm of residential floorspace being created through the restoration and conversion of the ancillary external storerooms connected to the northeast of the property. The proposal also includes 6 additional parking spaces.

The internal rearrangement has created 6 apartments which are still generous in their size. The smallest apartment is a 45sqm 1 bedroom property and the largest is a 69sqm 2 bedroom property.

The alterations will create the opportunity to renovate the building to a higher standard than existing. The renovations will create pleasant well-proportioned flats which are more in line with modern living standards.

The internal layouts of the apartments are logical and considered with plenty of built-in storage. The design increases the amount of apartments on the ground floor that have their own separate external access.

The proposed property is provided with plenty of off road car parking spaces, adequate refuse and dedicated cycle store to the side of the property.

## Sustainable Design Strategy

The project is committed to providing a building that incorporates sustainable design features. In all aspects of the proposal, sound design principles have been adopted to outline achievable sustainable design strategies;

- Where possible, use of recycled/re-used/reclaimed or renewable materials.
- Where possible, use of materials that have low VOC emissions.
- Specification of energy saving devices, appliances and fittings.
- The proposal has been designed to conform with and where possible exceed current Building Regulations Documents.

### Noise Impact Assessment

We do not foresee any increases in current noise levels.

### Daylight and Sunlight Assessment

Our proposals have been designed and developed with respect to BRE's daylight criteria.

### Previous Advice Sought

Please note that Pre-Application Advice was sought in June 2013 but we were informed by Sam Merry-Taylor that:

*'At the present time we do not have the resource to provide detailed pre-application advice and you are therefore advised to submit a full application to enable your proposal to be considered.'*

### Summary Statement

We believe our proposal fully conforms to local and national government policy guidance. This proposal represents a sensible, well-balanced use of the site which positively responds to the context.