

May 2016

Design & Access Statement

Land Adjacent to High Rock, Hook Norton Road, Sibford
Ferris, BANBURY, OX15 5QW

Low Energy Home, Single Dwelling and Garage in Adjacent
garden in High Rock Grounds

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1. Introduction

The applicants wish to design and construct, a Two Storey, Low energy sustainable dwelling on their own land for their future needs. The design includes a separated garage with a home office work space on the first floor as part of the proposal.

The build will use very high quality materials that will be constructed off site to reduce construction time.

The proposal will meet all current Building Regulations but will aim to achieve higher levels where possible.

The proposed dwelling is to be placed on a site in the adjacent garden in High Rock plot, in the unused amenity garden area.

The proposal offers exceptional quality and outstanding design, raising standards of design within the area, enhancing the immediate area and yet be sensitive to the characteristics of the local area.

The Design and Access Statements should be read in conjunction with accompanying:

- Location Plan – Scale 1/1250
- Site Plan Scale 1/200
- Proposed Floor Plans Scale 1/100
- Proposed Elevations Scale 1/200
- Garage Plans 1/100
- Drainage Plan 1/100
- Material list

2. Use

- i. The land currently Adjacent to High Rock is unused amenity garden area and will be looking to convert the plot into a residential dwelling.

3. Size

Overall Site 1350m²

Proposal 388.75 m² Total proposal of which:
297.75m² of House
91 m² of Garage

Footprint of proposed dwelling 207.1 m² Total Footprint of which:
161.6 m² Footprint of House
45.5 m² Footprint of Garage

Percentage of site 15.34% of which:
11.97 % House
3.36 % Garage

4. Layout

- i. The proposed 5 bedroom dwelling has been designed with an open plan Living room and Dining Room, a TV Lounge, a Kitchen, a Utility Room and 5 bedrooms, an en-suite, a family bathroom, a separate bathroom and a plant room. A separated double garage will allow for parking space and will also include an office space on its first floor.
- ii. The positioning of the proposed building is set back on the site to reduce the visual impact on the neighbouring dwellings and has been designed so that it will have minimal impression on the area and this is enhanced by using existing fencing and hedges.
- iii. The house follows an L shape design, which helps to provide more privacy to/from the neighbouring houses at the north of the property. The north side elevation of the house has a

minimum number of windows, with only one window on the first floor, which is a bathroom window with obscure glazing.

The proposal has large windows and terrace/balcony doors on the west elevation, with the aim to get the best views of the plot into the main living areas. There are no neighbouring properties on the west side. The existing vegetation on the north boundary will also help to provide a visual barrier.

- iv. The main living areas of the proposal are set to ensure maximum privacy within the dwelling and also to neighbouring dwellings, being designated along the west side of the house and the south single storey.
- v. The main access to the house will be from the East side, through a permeable driveway and courtyard. The main hall will be directly connected with the west side and provide access to the rear garden. It will house the staircase to the first floor leading to a seated area that will utilise its position and orientation within the plot for the owner's enjoyment.
- vi. A private driveway will allow 4 parking spaces on site, with a design to allow turning within the plot. It will also provide easy access into the dwelling.

5. Landscape

- i. Boundaries will be divided by fencing and/or hedgerow as detailed on Proposed Site plan and will reduce the visual impact to surrounding properties.
- ii. Foul drainage and surface water will be drained into a septic tank.
- iii. According to the Environmental Agency website there are no areas of concern on the site such as flood risk or landfill (see Appendix). The applicants' property is not within Flood Zones or a critical drainage area.

6. Access

- i. A new car access and pedestrian access will be implemented which is fully in accordance to the highway regulations.
- ii. The Plot is situated within the village of Sibford Ferris and well positioned for access to local facilities.
- iii. The proposed plot is also in commuting distance to Banbury at 6.5 Miles away, the main retail and service centre that serves the local smaller rural communities within the area.
- iv. There is a short distance to where there are regular bus services.
- v. There is sufficient access for emergency egress and fire services to get to the dwelling if necessary.

7. Appearance

- i. The proposal is a two story dwelling with a similar appearance to properties within the local area.
- ii. The existing dwellings in the area are of mixed sizes and styles although they all fall under the traditional Cotswold character at their external look. The proposal reflects better examples of the area and is sympathetic to the size of the site and surroundings.
- iii. The external finish will be a mix of Traditional Cotswold stone look and natural tone BBA certified render system, with a Slate tile roof construction and Aluminium glazed windows and composite door units.
- iv. All exterior materials are to achieve the guidelines given on the Outline Planning Permission granted, application No 15/00085/OUT, and sample panels will be constructed on site to be inspected and approved in writing by the Local Planning Authority prior the construction of the proposal.

8. Sustainability

- i. The proposal will be to use a low energy timber frame company to construct the building. The specification of their dwellings has a high-energy performance and will achieve levels well above the traditional construction standards.
- ii. The proposed new dwelling will have highly insulated walls, floors and roofs.
- iii. High quality materials are to be employed throughout – ensuring the longevity of the building.
- iv. Constructing the dwelling off site will reduce the impact to its surroundings throughout the construction process as well as reducing the carbon footprint of the proposal.
- v. A heat recovery system will be installed internally reducing heat loss. Due to the excellent thermal efficiency of the building this will provide sufficient comfortable temperature with the addition of alternative source of heating when necessary. There will be no need to heat the home with un-renewable energies like gas, oil and coal.
- vi. The intention from the applicant and throughout the Design process is to remain sensitive to the plots environment, surroundings, heritage and setting. The design has carefully considered the landscaping to ensure that minimal visual impacts are proposed. Offering level variations mixes of hard and soft landscaping including Lawns and vegetation including hedgerows.
- vii. The proposal will not have any effect on the trees on the actual site, it offers harmonious relationship between trees and the build and it takes into account current practice regarding planning for the management, protection and planting of trees in the vicinity of structures, and for the protection of structures near trees as highlighted in the British Standards Institute BS5837:2012.

9. Summary

Key factors of this development;

- i. The design has been carefully considered in its surroundings and is an unobtrusive development.
- ii. The proposal is a highly efficient sustainable construction with a high quality finish. This is in line with governments National Planning Policy Framework that promotes sustainable growth in the area.
- iii. The design offered has a distinct identity, with a clear image and simple understanding of how the proposal will work. It has taken the continuity of the environment and gives both private and public spaces opportunities within its concept. It has a fluid and functional approach to movement and has adaptability and variety, which offers diversity of use.
- iv. This proposal has been worked on in conjunction with the Outline planning application decision and conditions given (15/00085/OUT). It highlighted in particular sections and policies from the National Planning Policy Framework 2012 & Cherwell Local Plan and the Town & Country Planning Act.
- v. National Planning Policy Framework 2012, sections that are relevant to this application; Section 4 – Promoting sustainable transport; Section 6 – Delivering a wide choice of high quality homes; Section 7 – Requiring good design; Section 12 – Conserving and enhancing the historic environment.
- vi. Cherwell Local Plan – relevant policies; Policy C28 (retained from the Adopted Cherwell Local Plan 1996) states:-

C28 CONTROL WILL BE EXERCISED OVER ALL NEW DEVELOPMENT, INCLUDING CONVERSIONS AND EXTENSIONS, TO ENSURE THAT THE STANDARDS OF LAYOUT, DESIGN AND EXTERNAL APPEARANCE, INCLUDING THE CHOICE OF EXTERNAL-FINISH MATERIALS, ARE SYMPATHETIC TO THE CHARACTER OF THE URBAN OR RURAL CONTEXT OF THAT DEVELOPMENT. IN SENSITIVE AREAS SUCH AS CONSERVATION AREAS, THE AREA OF OUTSTANDING NATURAL BEAUTY AND AREAS OF HIGH LANDSCAPE VALUE, DEVELOPMENT WILL BE REQUIRED TO BE OF A HIGH STANDARD AND THE USE OF TRADITIONAL LOCAL BUILDING MATERIALS WILL NORMALLY BE REQUIRED.

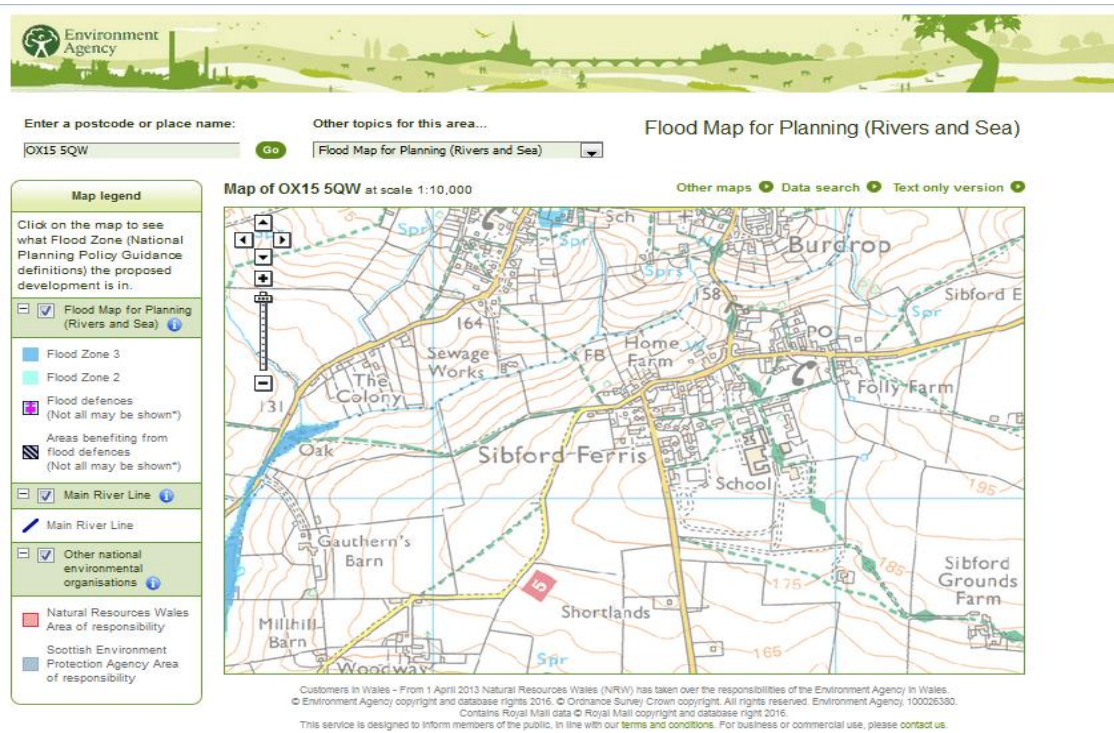
- vii. The Cherwell Local Plan also states in Section A – Strategy for development in Cherwell its Challenges and Objectives for ensuring sustainable development, paragraph A24 that '*There is a need for a leap forward in sustainable design and construction in Cherwell.*'
- viii. This application has also ensured that the considerations provided have been given significant importance. It is an acceptable and sustainable location for the erection of a new dwelling in accordance with Government advice contained within the National Planning Policy Framework 2012 (NPPF) and planning policies within the adopted Cherwell Local Plan 2011-2031 (CLP). The example given is paragraph 49 in the NPPF states that housing developments should be considered in the context of presumption in favour of sustainable development which is reiterated and highlighted in Section A – Strategy for Development In Cherwell; Policy PSD 1 of the Cherwell Local Plan. Also Paragraph 61 of the NPPF states that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. We consider the proposal accords with the relevant Development Plan policies and Government guidance; as it will integrate in the village and will not expand the village boundaries.
- ix. The proposal will provide off street parking spaces at the South-East of the plot (front of the property; can be seen on the site plan submitted). The proposed highway access is adjoining to the High Rock and Stewart Court properties that do not have direct vehicular access to the highway. The lane is relatively quiet and the speeds are typically slow and as such it was considered that there will be no issue to highway safety.
- x. The design has factored in residential amenity and that there is sufficient private amenity space to serve both existing and the proposed dwellings, with a minimum of 50sqm of useable area.
- xi. The position of the windows on the North and South walls are minimal and not intrusive and sympathetic to neighbouring properties. With the boundary treatments included in the design to again provide privacy to the adjacent occupiers.

The windows on the East walls will have no impact onto neighbouring properties due to the lack of windows and openings on these properties along Stewart's Court on their west facing walls.

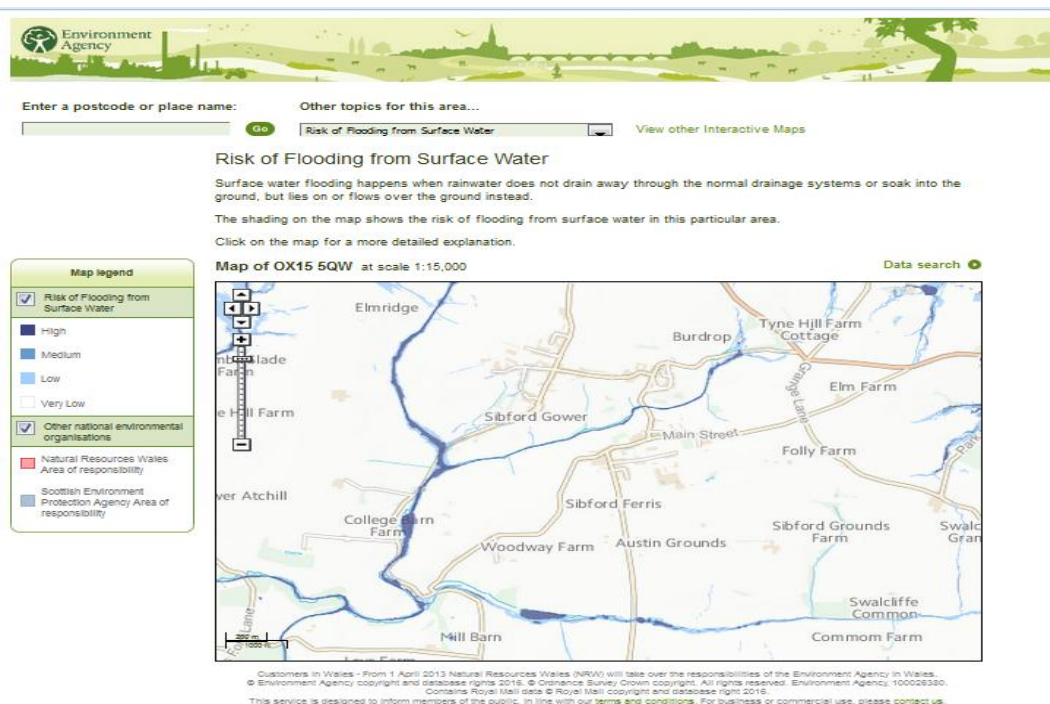
The biggest openings and windows in the proposal are on the west facing walls looking onto the agricultural fields to the west of the property, where there are no neighbouring houses.

10. Appendix

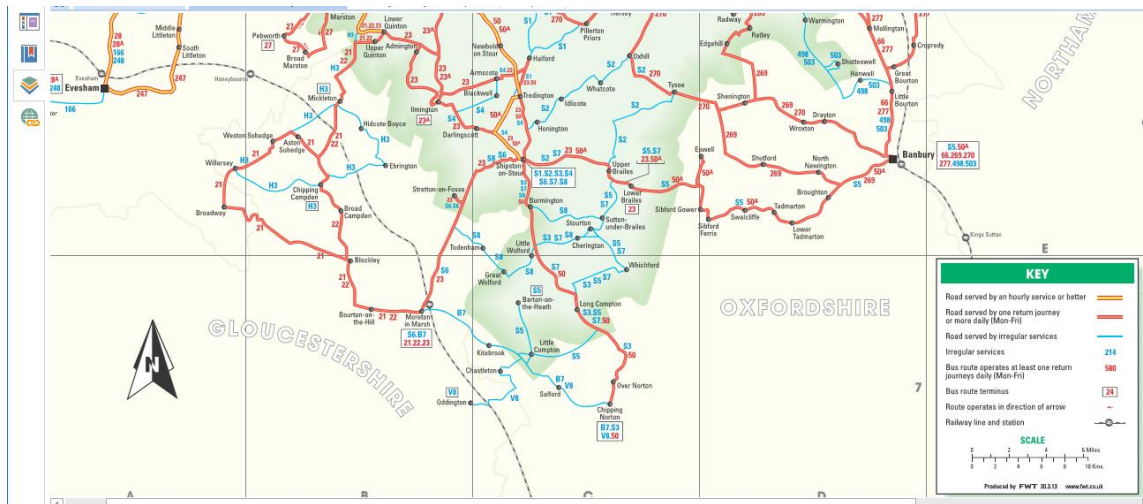
Flood Map for planning, taken from the environment agency website.



Risk of Flooding from Surface Water, taken from the environment agency website.



Warwickshire County Public Transport Map, taken from the [Warwickshire.gov.uk](http://www.warwickshire.gov.uk) website. (As a result of the termination of bus subsidies by Oxfordshire CC, the 50A Stratford-upon-Avon to Banbury service will change on 6 June 2016. The new service will be run by [Johnson's Excelbus](http://www.johnsonsexcelbus.co.uk), with financial support from Warwickshire CC. Taken from the <http://thesibfords.org.uk/news/reduced-bus-service-likely>)



<http://www.johnsoncoaches.co.uk/bus-time-tables.html>

STRATFORD TO BANBURY
VIA SHIPSTON, BRAILES & THE SIBFORDS
Monday to Saturdays
50A

	NS	S
STRATFORD BRIDGE STREET	0615	0910
Stratford Wood Street	0617	0912
Aldenminster Church	0627	0922
Newbold On Stour Church	0630	0925
Halford Inn	0634	0930
Tredington White Lion	0634	0934
SHIPSTON TILEMANS LANE	0640	0940
SHIPSTON OPP. PETTIPHERS GARAGE	0643	0943
Upper Brailes The Gate	0652	0952
Lower Brailes The Park	0655	0955
SIBFORD GOWER SCHOOL	0702	1002
Sibford Ferris School	0705	1005
Swaicliffe Church	0709	1009
Upper Tadmarton	0712	1012
Lower Tadmarton	0715	1015
Broughton	0719	1019
Banbury Cross	0723	1023
BANBURY BUS STATION	0727	1027

BANBURY TO STRATFORD
VIA SIBFORD, BRAILES & SHIPSTON
Monday to Saturdays
50A

	1035	1240	1440	1715
BANBURY BUS STATION	1035	1240	1440	1715
Banbury Calthorpe Street	1037	1242	1442	1717
Broughton	1043	1248	1448	1723
Lower Tadmarton	1047	1252	1452	1727
Upper Tadmarton	1050	1255	1455	1730
Swaicliffe Church	1053	1258	1458	1733
Sibford Ferris School	1057	1302	1502	1737
SIBFORD GOWER SCHOOL	1103	1308	1508	1743
Lower Brailes The Park	1107	1312	1512	1747
Upper Brailes The Gate	1110	1315	1515	1750
SHIPSTON PETTIPHERS GARAGE	1119	1324	1524	1759
SHIPSTON TILEMANS LANE	1122	1327	1527	1802
Tredington White Lion	1126	1331	1531	1806
Halford Inn	1130	1335	1535	1810
Newbold On Stour Church	1134	1339	1539	1814
Aldenminster Church	1137	1342	1542	1817
STRATFORD BRIDGE STREET	1150	1355	1555	1825

Key: NS - Not Saturdays S - Saturdays only SF - Continues to or starts from Stratford as service 23

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