

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

August 2016

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

### Site Description



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.

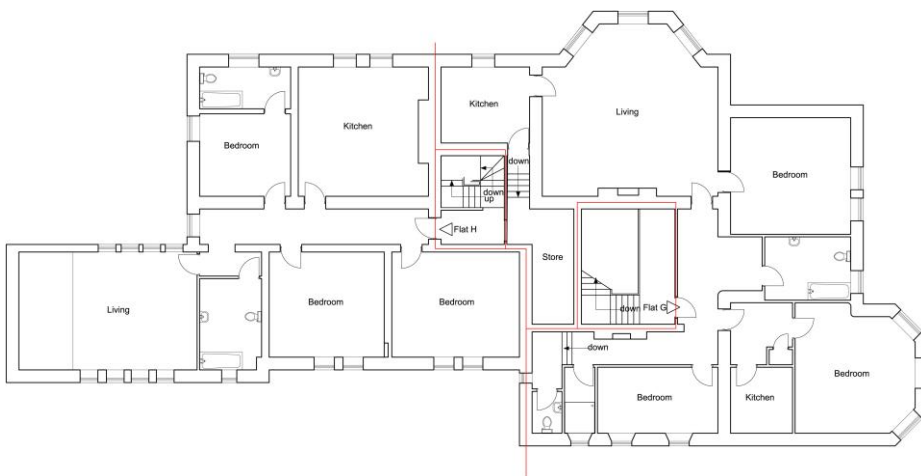
Cotefield House contains a lot of period features and at present has been sub-divided and converted into 6 apartments at ground floor, 2 very generous apartments at first floor and another 2 apartments at second floor.

## Site Context



The property has at least 13 off road parking spaces and is surrounded by large gardens and copses.

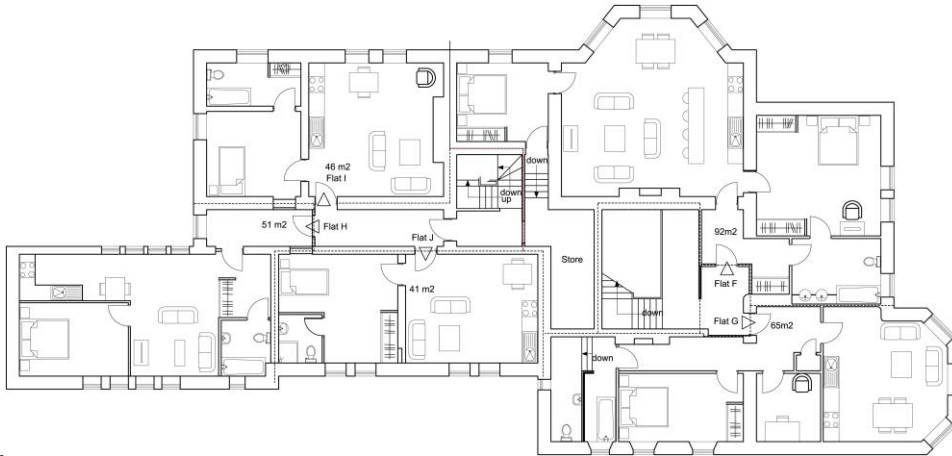
The area has transport links to Banbury city centre with local bus services and there are local shops within walking distance.



**EXISTING PLAN**

## The Proposal

The proposal is for the conversion of the first floor of the property from 2 overly substantial apartments into 5 well-proportioned self contained apartments. This will include 6 additional parking spaces.



## PROPOSED PLAN



## **Design Principles**

The current floor areas of the apartments on the first floor are considered excessive. They currently amount to 151sqm and 167sqm respectively. The proposal also includes 6 additional parking spaces.

The internal rearrangement has created 5 apartments which well proportioned in their size. The smallest apartment is a 41sqm 1 bedroom property and the largest is a 92sqm 2 bedroom property.

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

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.

## **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.