

## **DESIGN AND ACCESS STATEMENT**



### **REPLACEMENT DWELLING AT MUDDLE BARN FARM SIBFORD GOWER NR BANBURY OXON OX15 5RY**

**Mr and Mrs Besterman**

**December 2014**

## **1.0 Introduction**

1.1 Muddle Barn Farm is located to the south west of the village of Sibford Gower in North Oxfordshire. It is accessed via a private concrete drive from Colony Road, which runs from Sibford Gower to Hook Norton.

It is a 30.3 acre site that consists of an existing three bedroom detached dwelling (gross external area is 2,232.069 sq ft ) and associated equestrian buildings to the north east of the site. There is over 14,000 sq ft of buildings and covered space with 30 or so stables/loose boxes along with secure tack room, an indoor horse walker, round lunging pen, separate loose lunging lanes and a 60x20m manege.

The remainder of the land is made up of a number of well fenced paddocks.

Planning permission was granted under application CHN.600/85 for the erection of a new agricultural workers dwelling at New Barn Farm, Sibford Gower on the 8th January 1986.

The former owner of the property purchased it in December 1997, and lived in breach of the agricultural occupancy condition.

A Lawful Development Certificate for an Existing Use demonstrating that Muddle Barn Farm has been occupied in breach of the agricultural occupancy condition (14/00833/CLUP) was granted on 26th August 2014.

Our Clients, Mr and Mrs Besterman, purchased the site in early 2014.

## **2.0 Proposal**

2.1 The application is for full planning permission for the demolition of the existing dwelling and a range of redundant equestrian buildings and the erection of a replacement dwelling on the same site.

This statement is to be read in conjunction with the following documents:

- Yiangou Architects' existing and proposed drawings
- Colvin & Moggridge's Landscape Visual Impact Assessment
- Carter Jonas' planning statement
- Gloucestershire Wildlife Trust's survey report and emergence studies

## **3.0 Usage**

3.1 The replacement dwelling will form Mr and Mrs Besterman's family home.

## **4.0 Amount and Scale**

4.1 The existing house is a two storey three bedroom detached house. The existing dwelling has a gross external floor area of 2,232.1 sq ft. The proposed dwelling has a gross external floor area of 10,386.5 sq.ft. (including garage and associated service space). A direct comparison of the replacement dwelling to the existing dwelling clearly demonstrates that it is of a larger scale than the existing.

However, taking into account the orientation of the existing dwelling and the position of the curtilage, it is possible to extend the dwelling (within permitted development guidelines) to a gross external area of 9,222.5 sq ft or more. Refer to enclosed YA drawing no. 1759.021 to show the position of the extensions.

Careful thought has been given to the height of the dwelling and by repositioning the new house further down the site and further away from the public footpath, the ridge height also remains unchanged from the datum.

The current domestic curtilage can accommodate a larger house and the application also includes the removal of 13 400 sq ft of equestrian buildings.

## **5.0 Layout**

- 5.1 The existing house is surrounded by its own garden, adjacent to the stable buildings and is rotated so that the main elevation faces south east making full use of the fantastic views to the South and West.

The proposal is that the existing house will be demolished, along with a number of the equestrian buildings. The proposed location for the house is south of where it is at the moment, which allows the ridge height to be the same and therefore the impact lessened.

It is intended that you will arrive at the new dwelling with a separate service entrance for equestrian and service vehicles adjacent to the existing building converted to stabling. There is a turning forecourt with a drive through arch way.

## **6 Appearance**

- 6.1 The existing dwelling is a 'chalet' style building, with a long sharply sloping roof and no other architectural features. It is constructed of brick under a tiled roof with timber windows and doors and is not sympathetic in aesthetic to North Oxfordshire / Greater Cotswolds area.

Our proposal for the site is a late Georgian Regency property. The volume has been reduced by using a shallow pitched slate roof. This will be partially masked by a stone parapet to the main part of the house. The main elevation will have a stone entrance open porch with ionic stone columns framing a traditionally detailed panelled front door with fanlight. The south west elevation is the principal garden elevation, which has an elliptical two storey bay overlooking the landscape and french doors accessing the garden from the kitchen/breakfast room.

The main house and kitchen will be constructed from a local oolitic limestone to match the local Oxfordshire / Gloucestershire area with ashlar dressings and lime mortar pointing with timber sash & casement windows. Adjacent to the kitchen/breakfast room is the lower range designed in a simple Victorian style, this will be constructed from red-multi brick with lime mortar pointing and sash / casement windows with oak lintels.

This difference in materials helps to reduce the perceived impact of the new house and gives an impression of phasing, as demonstrated by other historic houses.

## **7.0 Landscaping**

- 7.1 As part of the proposed works, there is a wider plan for a site wide soft and hard landscaping scheme, including wider landscape planting, new driveway, improved boundary treatments etc. Please refer to Colvin & Moggridge's Landscaping and Visual Impact Assessment.

## **8 Sustainability**

- 8.1 Our Clients are committed to a long term and sustainable dwelling. The replacement dwelling will be more energy efficient than the one it replaces and we aim to exceed Building Regulations in terms of U-values of building components.

It is also our Clients intention to explore heating via ground source or air source heat pump. We are seeking to achieve code 4 level with regard to the Code for Sustainable Homes target.

The amount of rainwater run off from the existing buildings and the concrete yards is significant due to the large roof and catchment areas. It causes site problems resulting in heavy rainwater discharge running down the existing shared drive. The proposal to demolish these buildings and to significantly reduce the amount of hardstandings will greatly improve the rainwater discharge and it's effect on the site and wider land drainage impact.

## **9.0 Ecology**

The stables are large, open breeze block structures that were in active equestrian use (ceased by the time of the evening bat surveys) and had negligible potential for roosting bats. The house was a lived-in (empty at the time of the evening bat surveys) modern chalet style building - a few old bat droppings were found in the attic. Evening bat surveys were subsequently undertaken in June 2014. No extant bat roost was found – bats are currently not a material consideration but precautionary measures are recommended.

## **10.0 Access**

- 10.1 Muddle Barn Farm is rurally located, but benefits from the usual range of village facilities locally. An excellent range of facilities are available including a church, chapel, Doctor's surgery, post office/shop and public house with restaurant.

Additional amenities can be found in nearby Hook Norton include a dentist, a library and Veterinary Surgery, a village store and three pubs. Centrally located between Banbury, Chipping Norton and Shipston-on-Stour, all with a good variety of shops and everyday amenities.

Conveniently located for the M40 motorway at junction 11 (Banbury) providing access to London, Oxford and the Midlands, as well as rail links to London Marylebone from Banbury in about 50 minutes and to London Paddington from Charlbury in about 60 minutes.

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