

Proposed Development at Cotefield House site,  
Banbury

## **Design and Access Statement**

February 2017

This Design Statement is offered in support of the planning application for the proposed 2 logcabin development at Cotefield House site, Banbury.

### Site Description



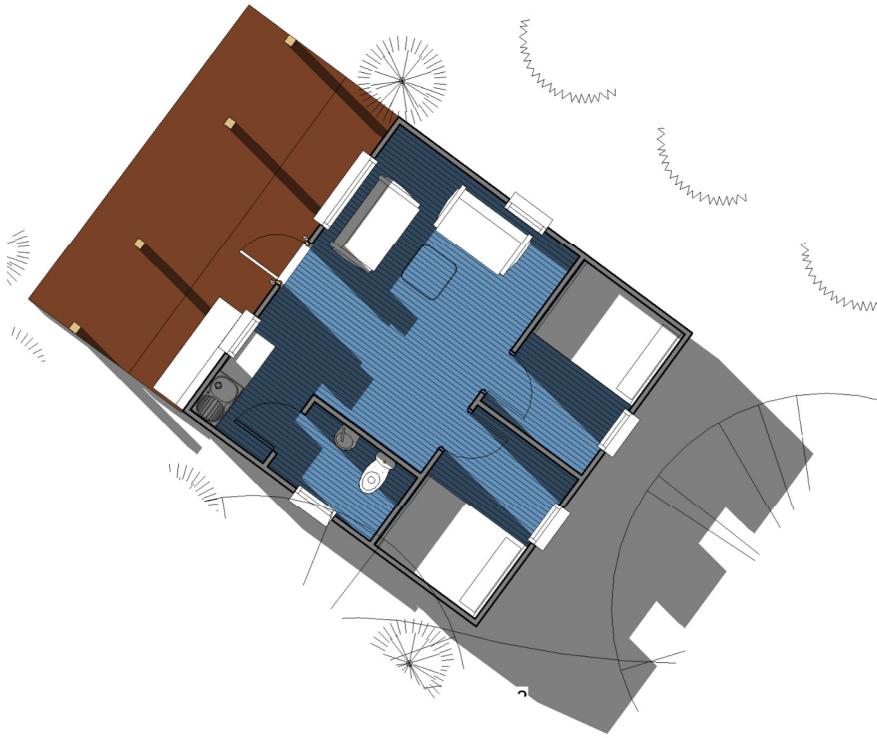
The site has of an area of approximately 225 sqm. The site is in a plot of land off Oxford Road in the countryside on the outskirts of Banbury. It contains a large country house which is adjacent to farm outbuildings and an auctioneer's yard. Access to the property is shared and cuts through the common yard area.

## Site Context



The property has at least 20 off road parking spaces and is surrounded by large gardens and copse.

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

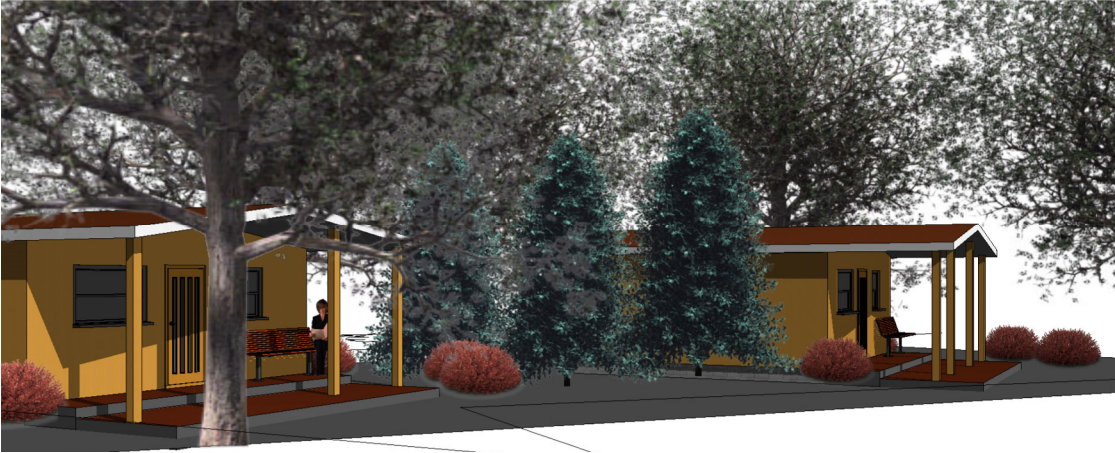


## **PROPOSED PLAN**

### **Design Principles**

Each of the proposed cabins contain a living/dining with an open kitchen area and 2 bedrooms with an external patio and some green space. The current internal floor area of a single log cabin is 33 m<sup>2</sup>. The proposal also includes 3 additional parking spaces.

The proposal is provided with sufficient 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 cabins that incorporates sustainable design features. In all aspects of the proposal, sound design principles have been adopted to outline achievable sustainable design strategies;

- Main building parts including the external walls are timber.
- 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.