

Design & Access Statement as part of a planning application for repairs and modification of the existing winery building at Steeple Court, Church Lane, Botley, Hants.

Site Analysis

The land of the winery is within the boundary of Steeple Court and Steeple Court Manor at the lower end of the site is Grade 2 listed.

The 200 square metre area at the top of the site has the winery building but also outside this area there is a large flat equestrian area to the east side as indicated on the location plan.

This winery building fell into a dilapidated condition by the previous owner however the vine trees still exist today and the proposal now by the new owner is to get the winery back into use.



Photograph of the winery building taken this year prior to the recent storms.

Design Principles

The existing shallow pitched roof has now completely collapsed including the upper section of the masonry east gable end wall that went during the recent storms.

Now planning permission is sought for a new pitched roof to replace the previous roof.

The new roof consisting of plain clay peg tiles on new purpose made timber trusses would be approximately 1400 higher than the previous roof however there are no other buildings in the area other than a small pumping station building on the adjoining property to the north of the site.

The manufacture of the tiles require a minimum pitch of 35 degrees.

The gable end walls from the previous roof wall plate position upwards to be new timber horizontal weather boarding, and also, so as to make the winery building more attractive, the existing walls to be clad in similar horizontal timber boarding

Site Access

The existing vehicular access arrangements which provide safe and easy access to and from the adjoining public highway will remain unchanged for the winery.

There is adequate parking space including a disabled car parking space if needed to the west of the winery building.

There is also an equestrian area from the previous owners as indicated on the ordnance survey location plan however it not known if it will still remain with the new owner..

Conclusion

By having the new tiled roof in lieu of a shallow sheeted roof would enhance the look of the building in this area.

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