

DAS500
DESIGN & ACCESS STATEMENT

Proposed extension & 1 no. dormer to existing outbuilding to provide annex.
'Cricketwood', Oakwood Farm, Tanhouse Lne, Botley, SO30 2SZ.

Location & Context

'Cricketwood' lies to the South of Tanhouse Lane, Botley, outside the urban edge but close to Hedge End. The immediate area comprises a mix of residential properties, small holdings and equestrian uses, generally separated by open paddocks/grazing fields.

Site

The application site consists of a main dwelling, which is of a modern 'farmhouse style', having been extended in recent years, along with an immediately adjacent outbuilding to the west which currently provides ancillary accommodation to the host dwelling. The dwelling is positioned well back within the plot and assimilates well into the countryside setting. A connected paddock lies to the east, with the barns and workshops of Oakwood Farm to the rear (south). The plot is generally level, the site gently sloping away towards the rear. The curtilage of the site is largely bounded by post and rail fencing, with a section of 2m high closeboard fencing to the western boundary of the site, which separates the access track to the barns from neighbouring properties.

Design Proposals

The proposals seek to extend the outbuilding to the west by 5.5m approx, in order to provide ground floor annex facilities compliant with disability access requirements, capable of accommodating a permanent carer. The proposal removes the existing large raised metal access stairs & platform to the side of the building. This is replaced by a gabled extension maintaining the existing barn style, using matching brickwork, traditional oak and timber clad elevations. Two rooms (as existing) will be retained within the loft space, although re-configured to make better use of the relatively limited headroom available. Existing driveway and access will remain as existing, the only alterations required being the level access provision required into the building itself.

Sustainable Development

The proposed addition will be constructed to provide high levels of energy efficiency, energy efficient lighting, high levels of insulation and where possible, using low-temperature underfloor heating and incorporating renewable energy sources, such as solar P.V. generation. Water supply fittings and systems will be installed to help limit water consumption. In order to increase climate resilience and increasing demand, water butts will collect rainwater to supply the rear garden areas with irrigation. Since the extension is of a modest area and replaces existing concrete hardstanding, there will be negligible increase in rainwater capture, so this may be contained within the existing storm water arrangements on site.

Flood Risk

The site falls within flood zone 1, having a very low probability of flooding from rivers or the sea (0.1%) and is categorised as at very low risk of flooding from surface water or reservoirs, therefore additional flood resilient design features are not required. Any areas of replacement hardstanding to be water permeable, in order to maximise rainwater infiltration and reduce the load on existing storm water systems and low lying land areas.

Trees

There are no trees on site that will be impacted by the proposals.

Ecology/Protected Species

The existing residential garden area currently consists of a large area of block paved hardstanding, with an area of maintained lawn, along with some ornamental shrubs. This, together with the adjacent commercial buildings and associated concrete hardstanding, provide limited opportunity for protected species to be present, however in the interests of further Biodiversity enhancement, swift and/or bat boxes may be provided should the council's ecology officer believe the enhancement would be beneficial in this location. The more distant front and side boundaries consist largely of post and rail fencing, allowing hedgehogs and other roaming species to traverse these areas, and no alterations to these existing boundary features are proposed.

Summary

The principle of development within this location is acceptable, the proposal itself has been sensitively derived to accord with the relevant Local & National policies. The alterations to the existing outbuilding will enhance its appearance, respecting its location within the countryside setting. Removing the more commercial appearance of the external steel access structure, will also help bring this more into line with the main dwelling, utilising high quality and complimentary materials. The proposed design maintains both a subservient relationship and close association to the host dwelling, minimising unwanted impacts to provide the required family annex facilities, whilst visually enhancing the existing building.