

20.828 ASTON RISE

DEMOLITION OF EXISTING WORKSHOP/STORE AND ERECTION OF A PART
SINGLE STOREY/PART TWO STOREY ANCILLARY OUTBUILDING

DESIGN AND ACCESS STATEMENT
FOR HOUSEHOLDER PLANNING APPLICATION

30TH MARCH 2025

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S P R A T L E Y
& P A R T N E R S

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SINGLE-STOREY PART-TWO
STOREY ANCILLARY
OUTBUILDING

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This Design and Access Statement has been prepared by S&P in support of a Householder Planning Application submission proposing the demolition of an existing workshop/store building and the erection of a new ancillary outbuilding at Aston Rise, a detached late 19th Century country house located in the village of Aston.

This statement, which is to be read in conjunction with the planning statement prepared by JPPC, sets out the design approach for the proposed works and outlines how this has been carefully considered against the context of existing buildings and of approved buildings/extensions subject of recent planning and CLOPUD applications 242506, 250099 and 250100.

The Application is supported by a Bat Survey for the Workshop, prepared by Ecology by Design and carried out in February 2025, and a Arboricultural Assessment, which has been carried-out by Sylva Trees.



Figure 1. Aerial view of the site

2.0

EXISTING

PLANNING HISTORY

The planning history for Aston Rise is as follows:

R/4/68 – Sun lounge extension (Approved). (1968).

15131 – Dwelling house, garages, swimming pool on land forming part of Aston Rise

(Approved). (1981).

16595 – Double garage and store, new porch (Approved). (1981).

35920 – Garage and store (Refused). (1990).

37246 – Garage and store (Approved). (1991).

P/93/1591 – Renew septic tank at 'The Cottage' (Approved). (1993).

95/63112/ - Renewal 37246 (garage) (Approved). (1996).

950153 – Renewal of consent 37246 for the erection of garage (Approved). (1996).

981311 – Proposed erection of detached garage (Approved). (1998).

242506 - Householder application for a proposed two storey side/front extension (with loft accommodation) and part single storey rear extension following demolition of existing single storey side projection and rear extensions together with associated changes to fenestration and provision of 3 x additional roof dormers. Demolition and replacement of existing porch and demolition of existing detached ancillary cottage and garage with associated hard and soft landscaping works (Approved) (3rd December 2024)

250099 - Application for a Certificate of Lawfulness for the proposed erection of a single storey outbuilding to rear (Approved) (13th March 2025)

250100 - Application for a Certificate of Lawfulness for the proposed erection of a detached pool house, a detached machinery store and an external swimming pool to the rear. (Approved) (13th March 2025)

Aston Rise is located in Aston, a picturesque small village on the outskirts on Henley on Thames, very close to the River Thames.

The site lies within the Metropolitan Green Belt and falls within the area covered by the Greenlands Covenant, overseen by the National Trust with whom full consultation has taken place and confirmation provided that they are supportive of the proposed new ancillary outbuilding.

Whilst Aston (village) does feature an Area of Special Character, Aston Rise does not fall within its designation. It is also relevant to note that the site does not fall within a designated National Landscape Area (formerly AONB) and that no other national landscape or ecological designations (SSSIs etc) are relevant to this site.

The property, with access from Remenham Lane, benefits from a generous plot which slopes up southwards from the road quite markedly (i.e. away from the Thames). The site area totals approximately 2 hectares.

The Main House is set back from Remenham Lane by approximately 140m, and is separated from the two nearest dwellings (namely Highway Cottage to the east and Aston Lodge to the north) by approximately 120m, with mature trees and planting in the intervening land providing the property with an excellent degree of natural screening and privacy. The quality of the site's natural screening can be seen in Photos A and B.

Aside from the Main House, there is a detached Cottage lying to the south-east of the house which also provides primary (self-contained) residential accommodation. The Cottage is believed to be contemporaneous with the Main House and, in combination, both buildings reasonably comprise 'the original dwellinghouse' in planning terms.

As far as secondary accommodation is concerned, a garage extension was added to the northern end of the cottage following the granting of application 16595 in 1981 and, in turn, a detached garage and store was erected to the south-east of the main house and cottage/garage following the granting of application 981311 in 1998.

LEGEND

- Land Ownership Line
- Area of Special Character
- Area of High Archaeological Potential
- National Trail - Thames Path

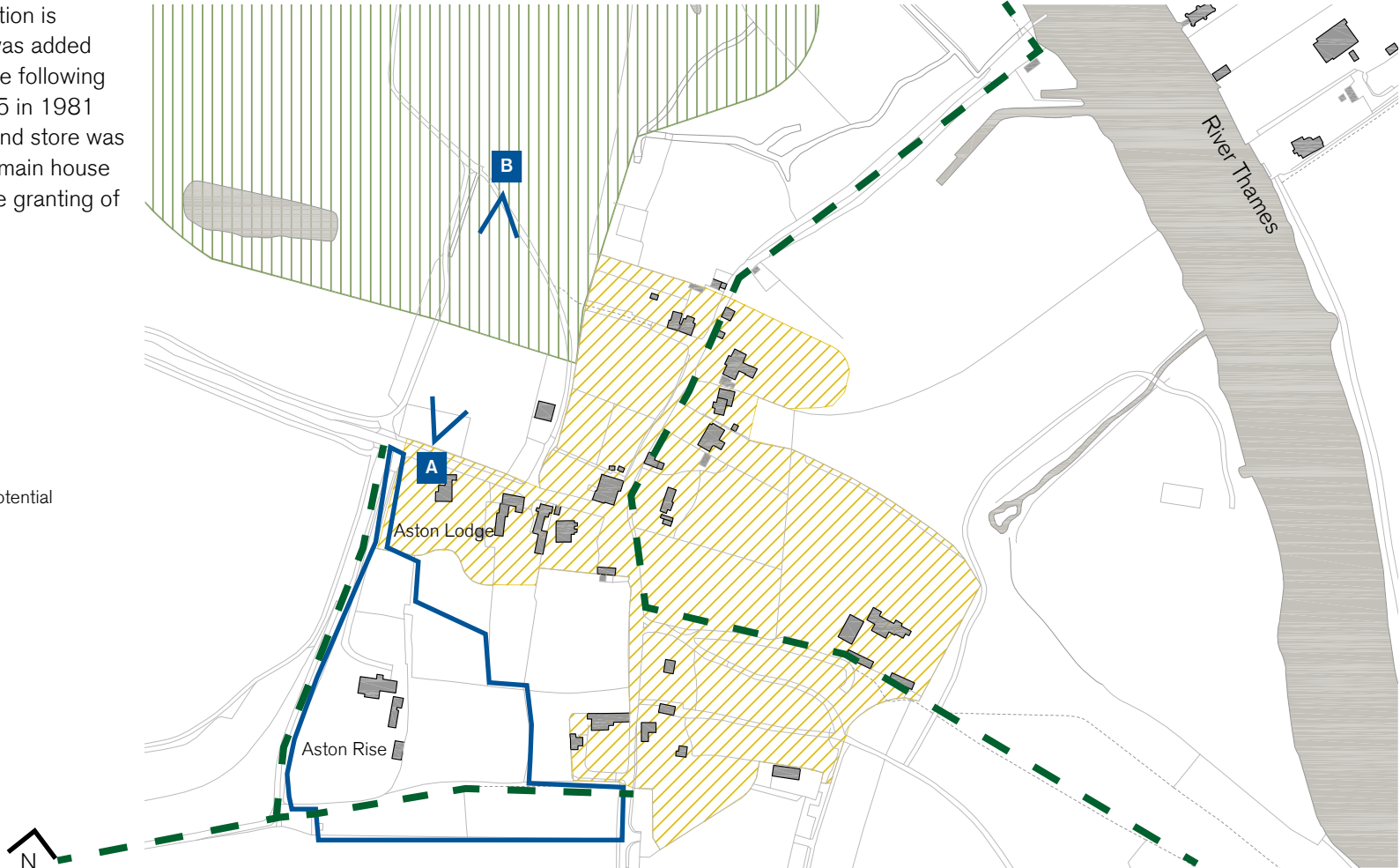


Figure 2. Site assessed against relevant planning framework and wider picture of the land's structure. Photograph locations have been indicated in blue.



Figure 3. View from Remenham Lane



Figure 4. View from Footpath

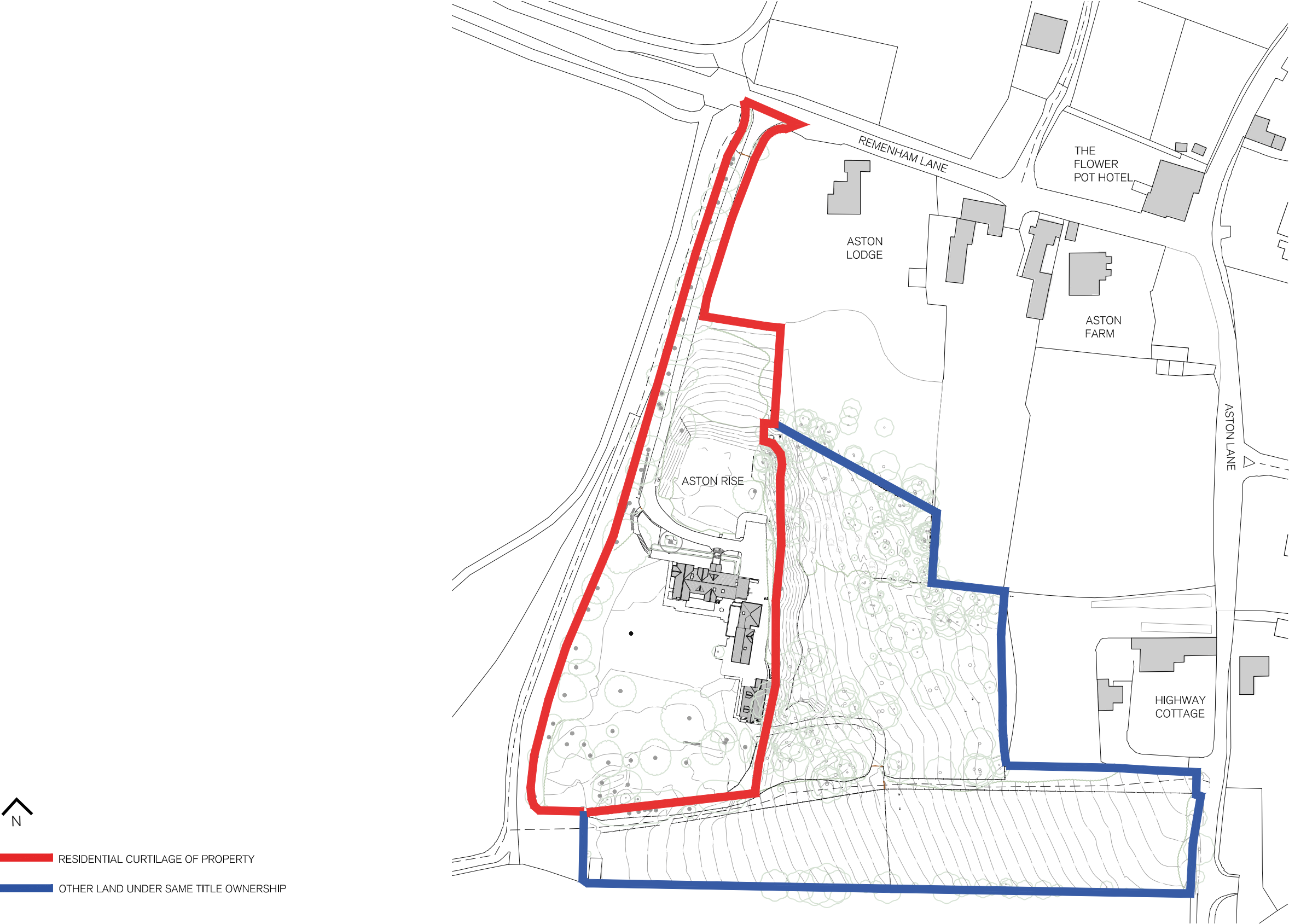
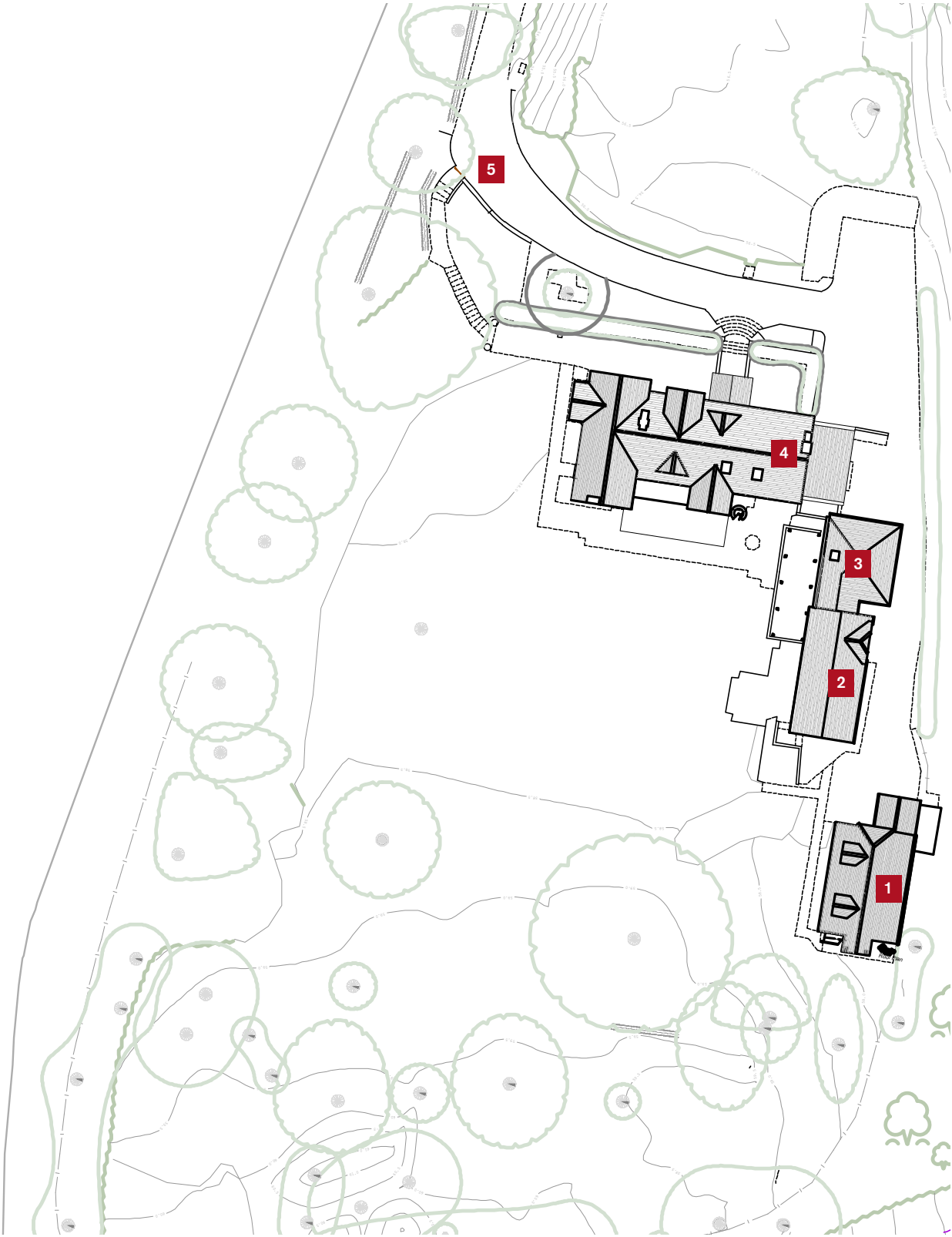


Figure 5. Location Plan

- 1 Workshop
- 2 Cottage
- 3 Garage
- 4 Main House
- 5 Drive leading to Remenham Lane



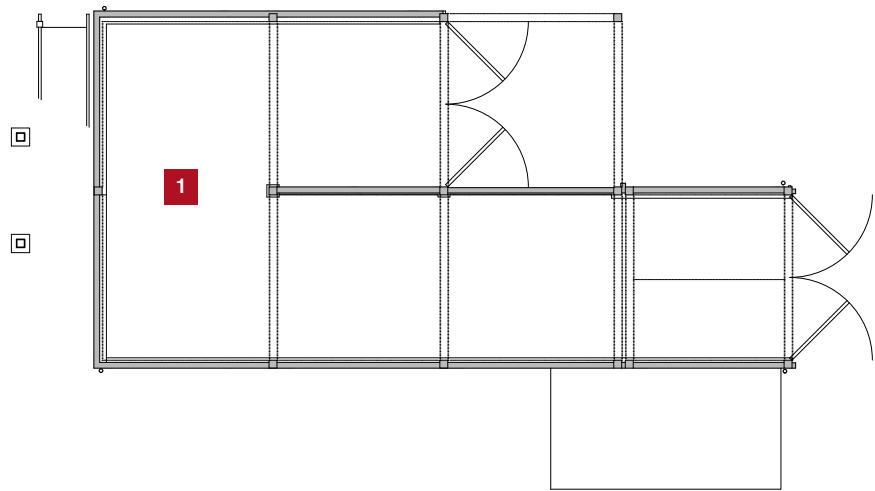


Figure 6. Existing Ground Floor Plan

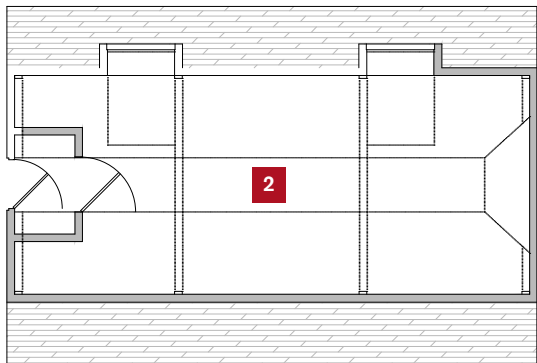


Figure 7. Existing First Floor Plan

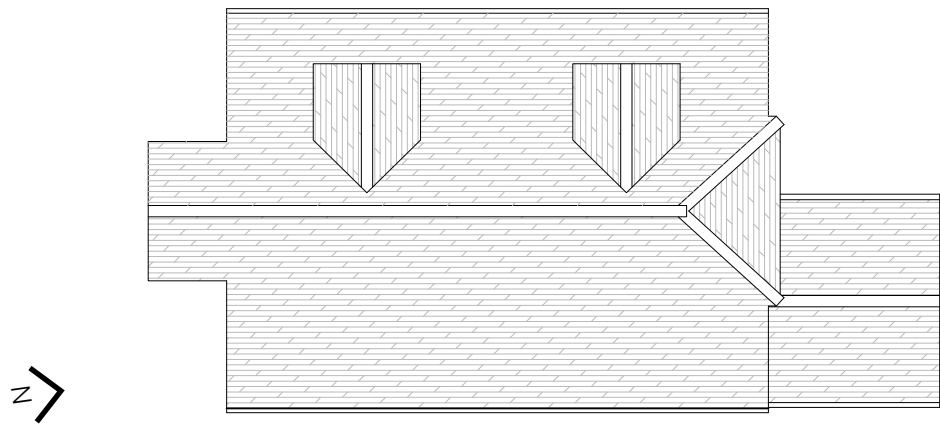


Figure 8. Existing Roof Plan

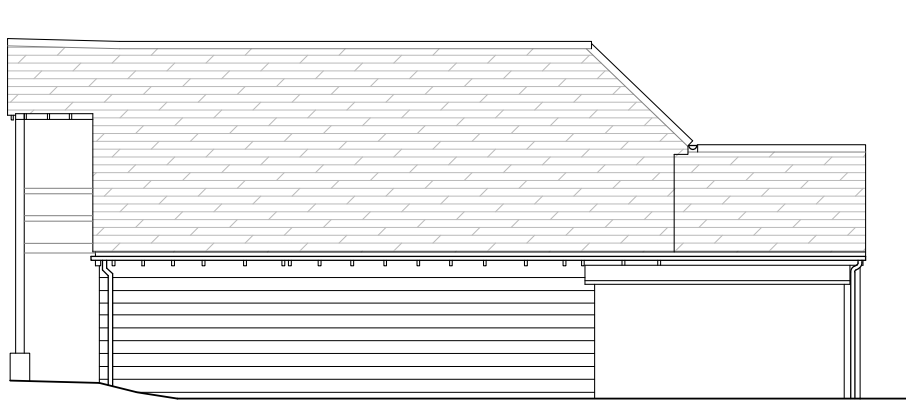


Figure 9. Existing North Elevation

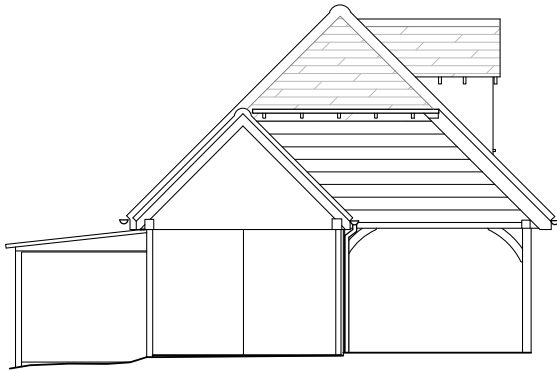


Figure 11. Existing West Elevation

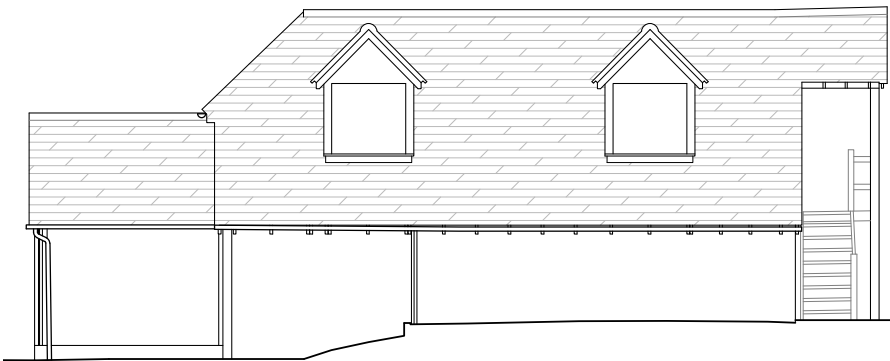


Figure 10. Existing South Elevation

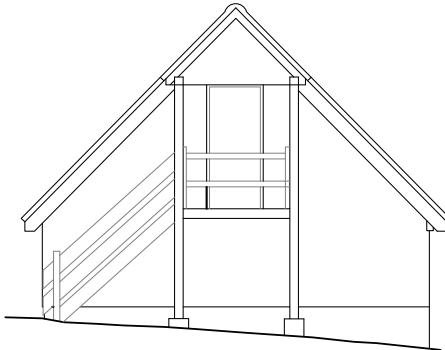


Figure 12. Existing East Elevation

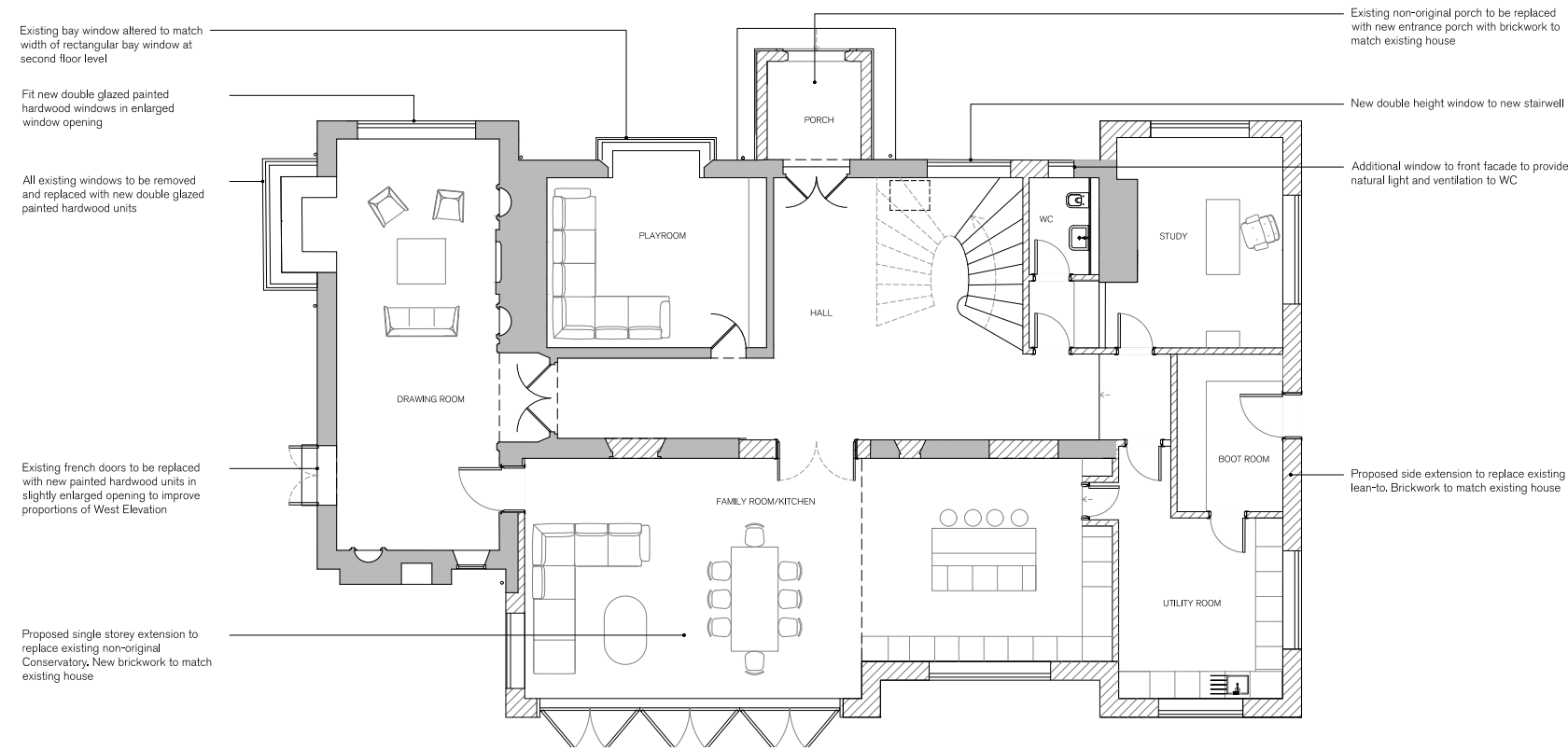
- KEY
- 1 Workshop
 - 2 Office

3.0

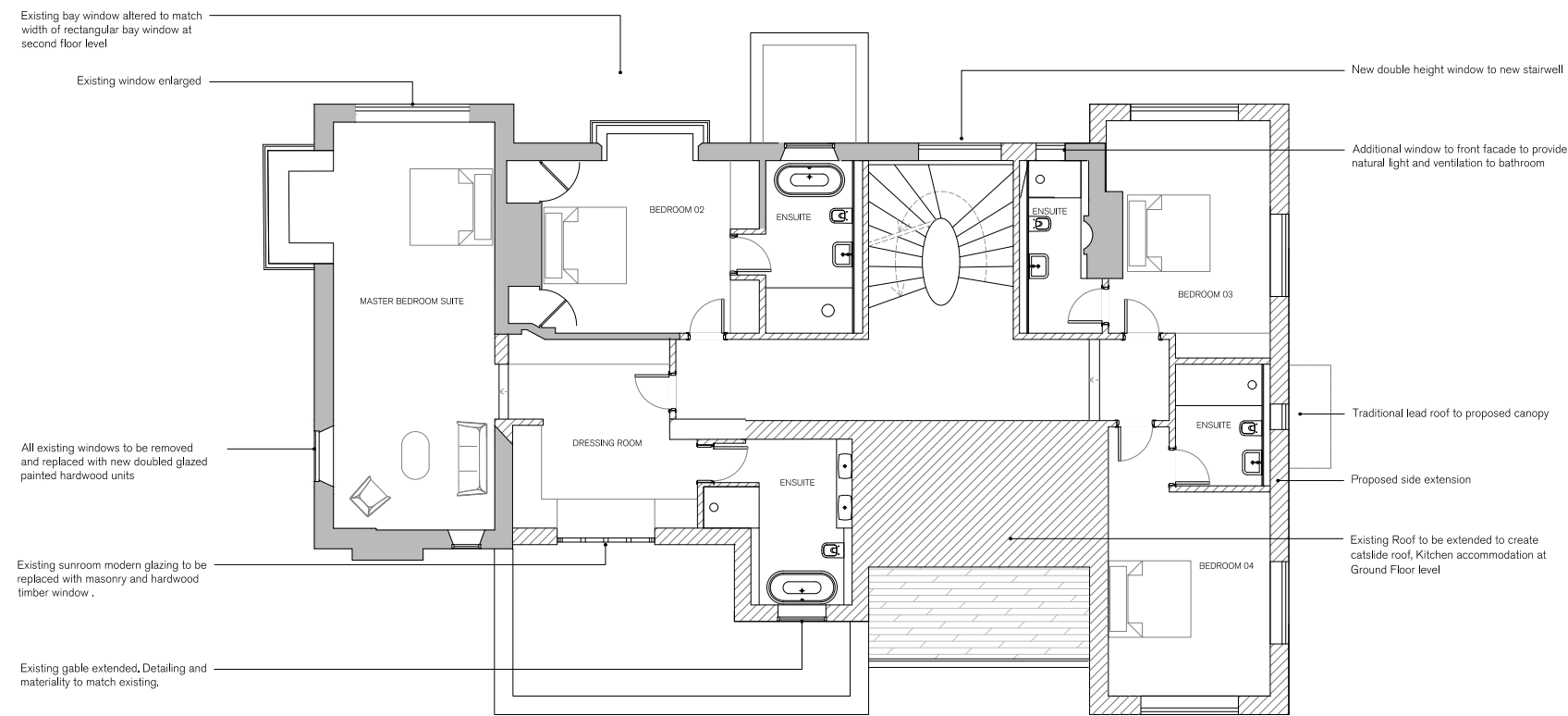
**DETAILS OF APPROVED
HOUSEHOLDER PLANNING
APPLICATION 242506**



PROPOSED GROUND & FIRST FLOOR PLANS



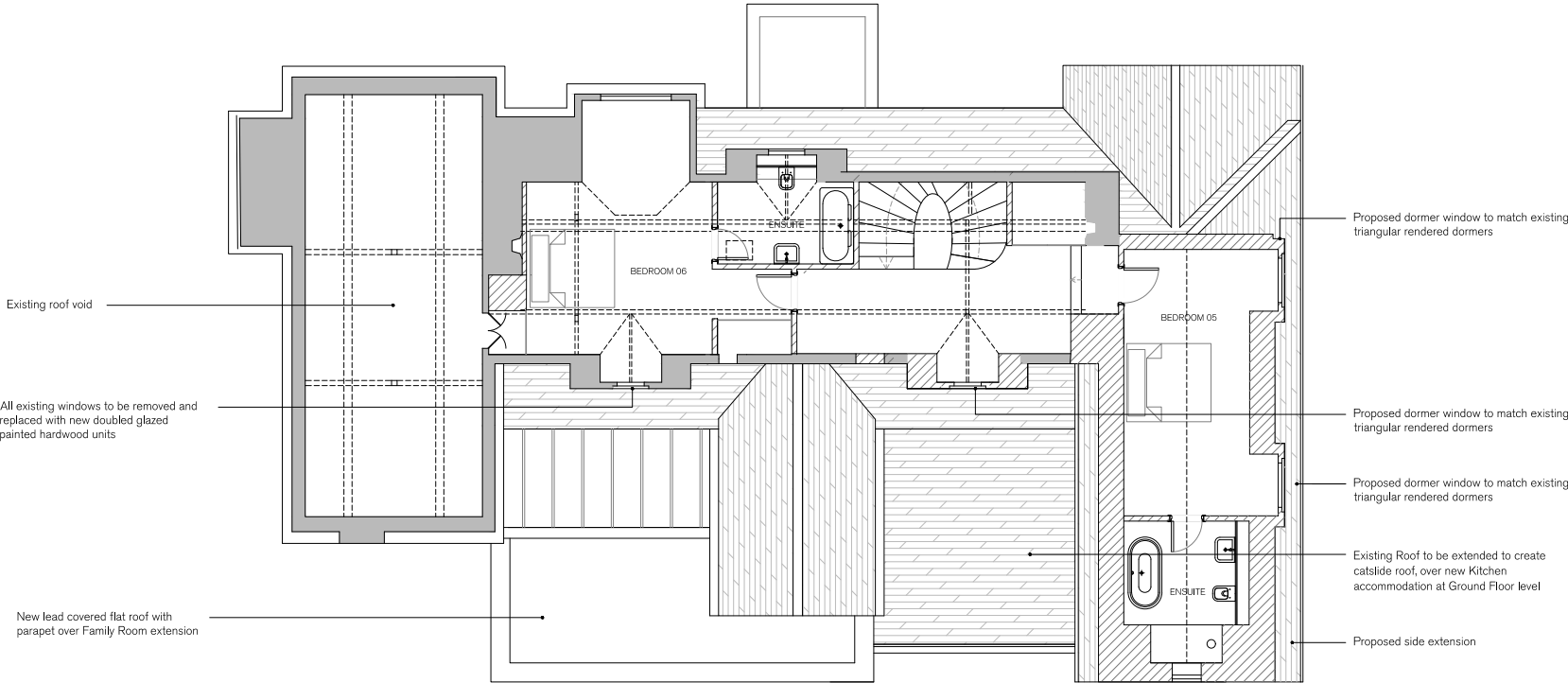
PROPOSD GROUND FLOOR PLAN



PROPOSD FIRST FLOOR PLAN



PROPOSED SECOND FLOOR & ROOF PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



3.4

PROPOSED ELEVATIONS



PROPOSED FRONT (NORTH) ELEVATION



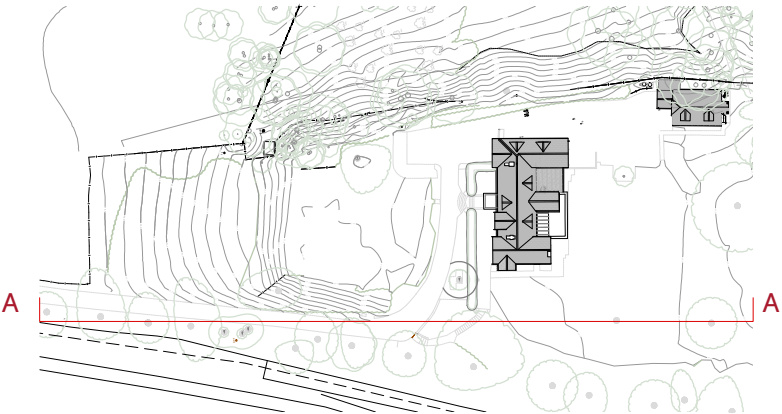
PROPOSED REAR (SOUTH) ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



KEY PLAN

4.0

**DETAILS OF APPROVED
CLOPUD APPLICATIONS
250099 AND 250100**

PERMITTED DEVELOPMENT - SITE PLAN



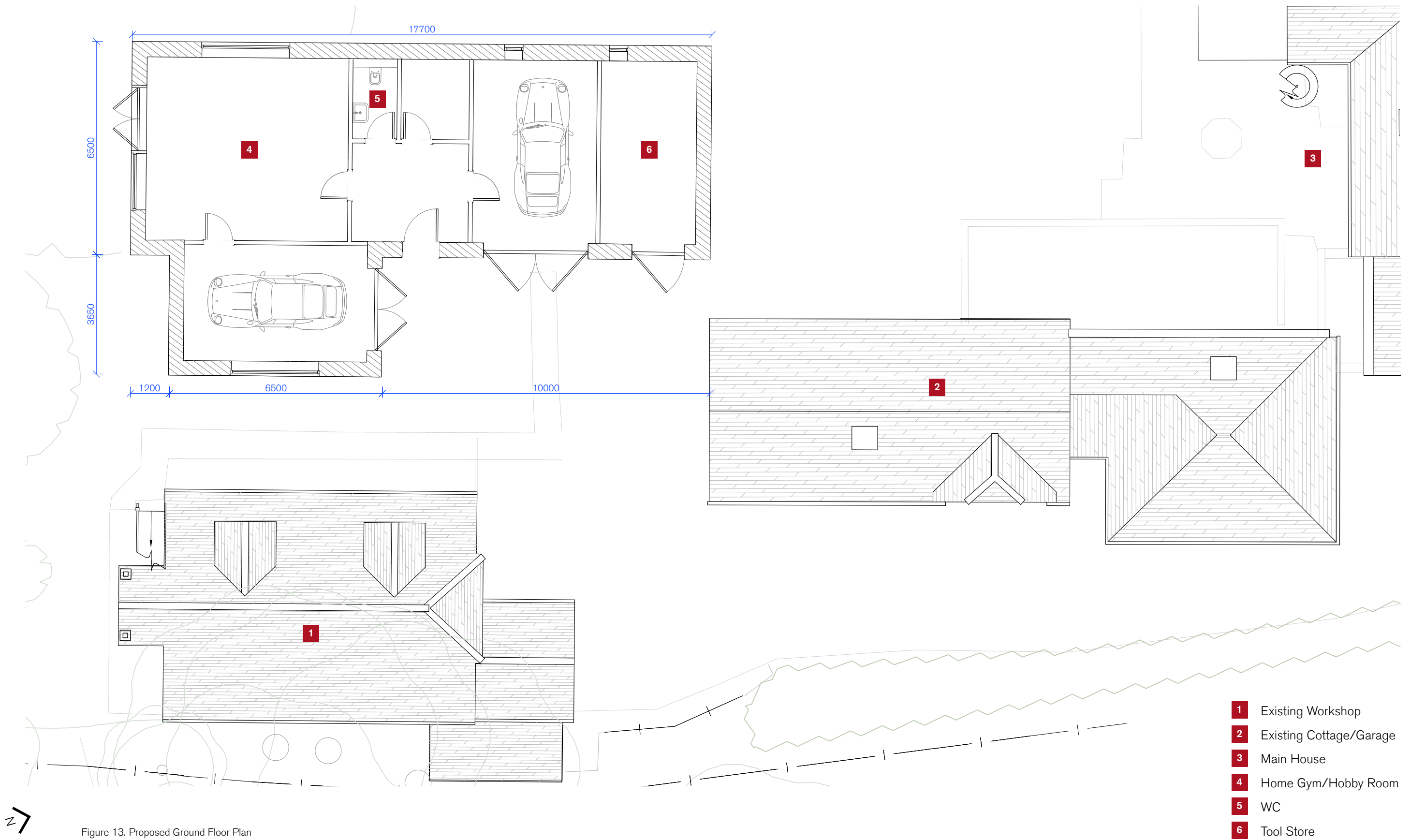
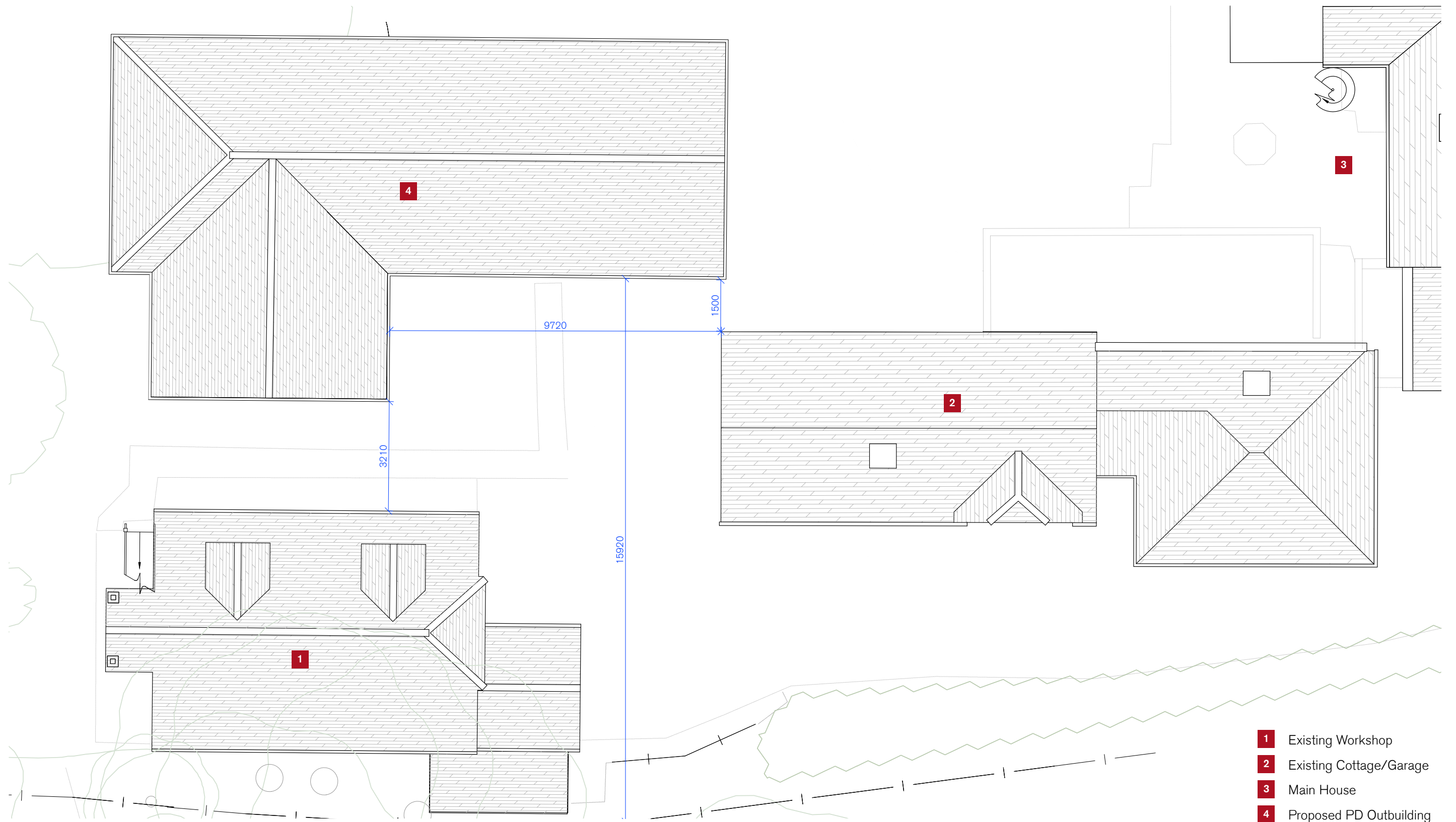


Figure 13. Proposed Ground Floor Plan

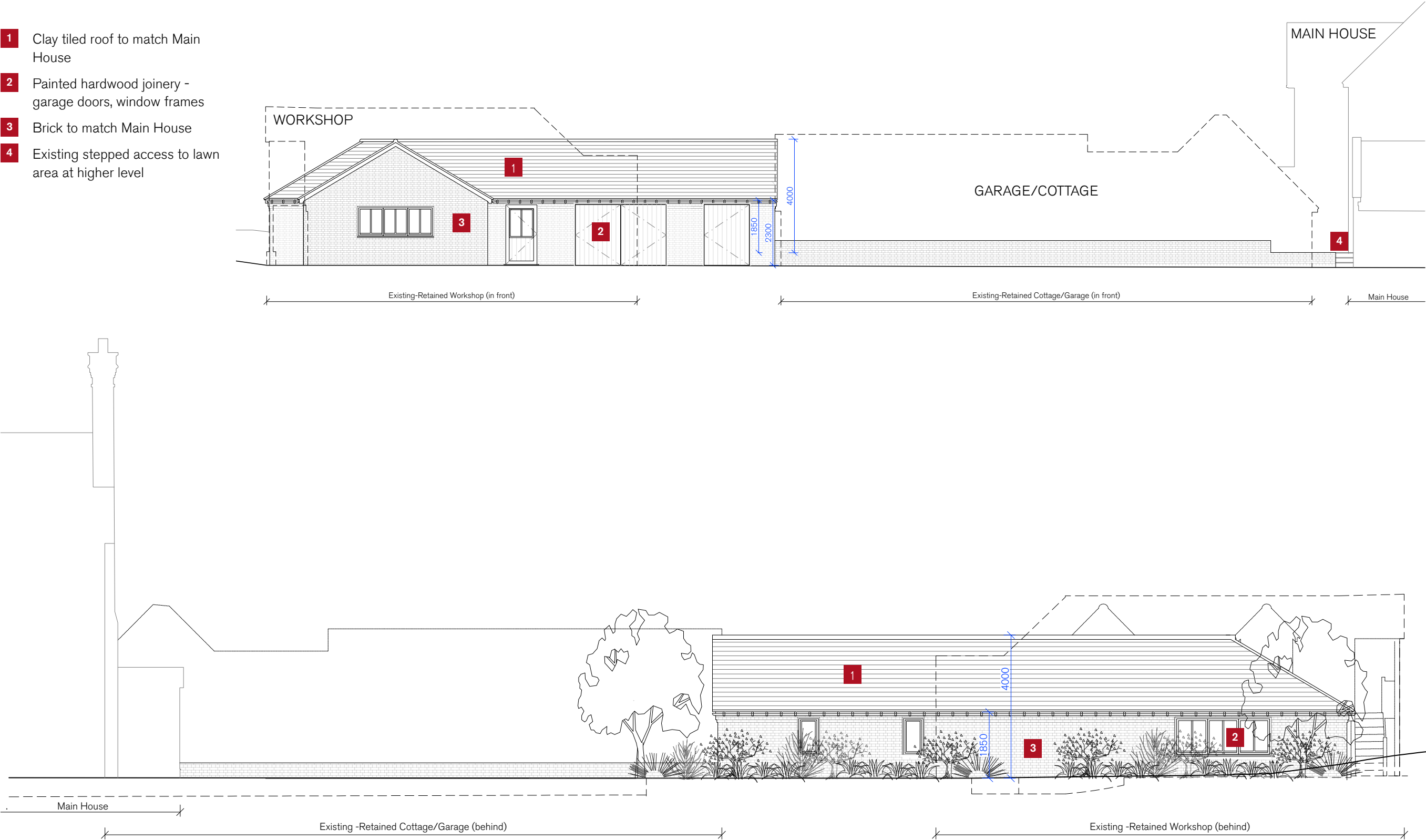


- 1 Existing Workshop
- 2 Existing Cottage/Garage
- 3 Main House
- 4 Proposed PD Outbuilding

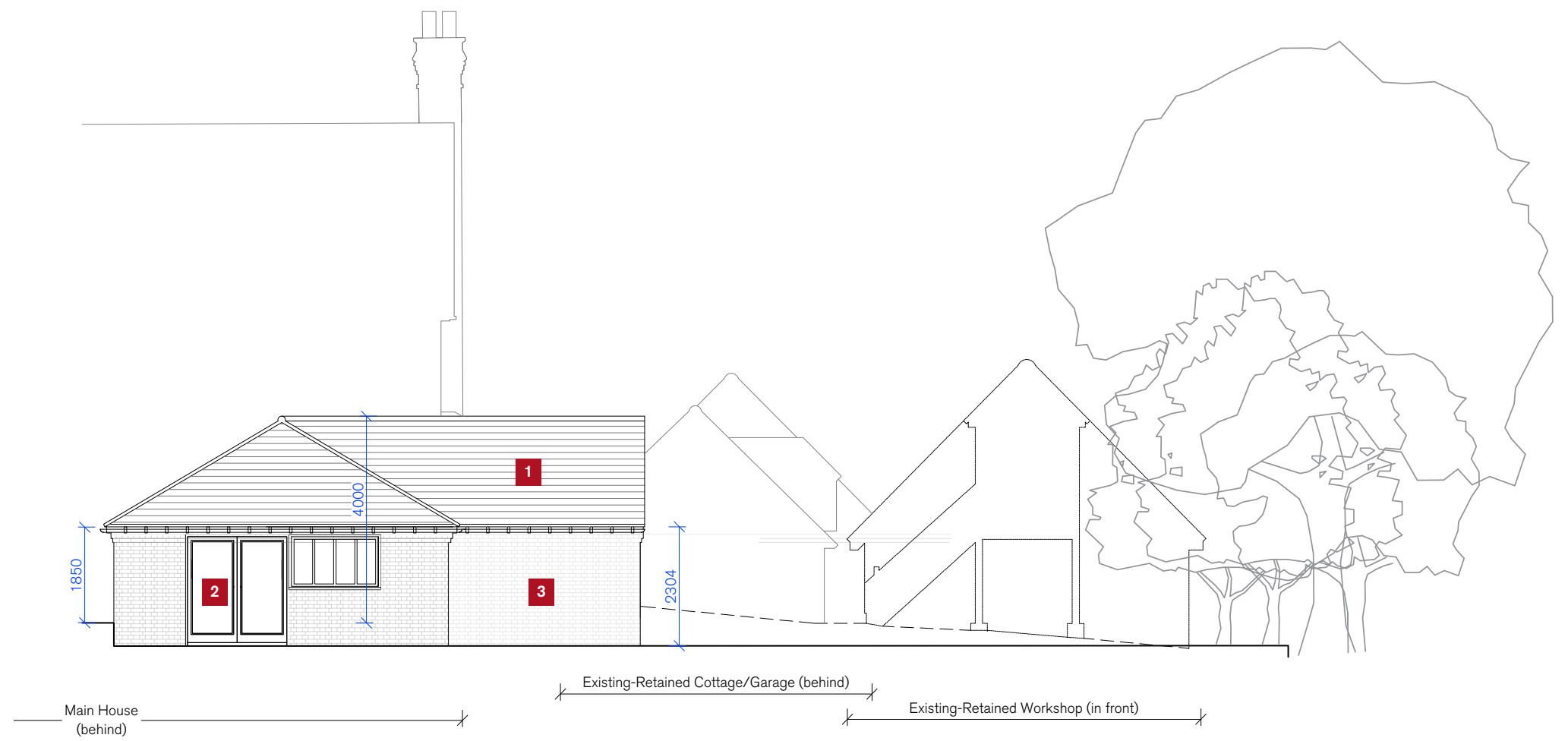
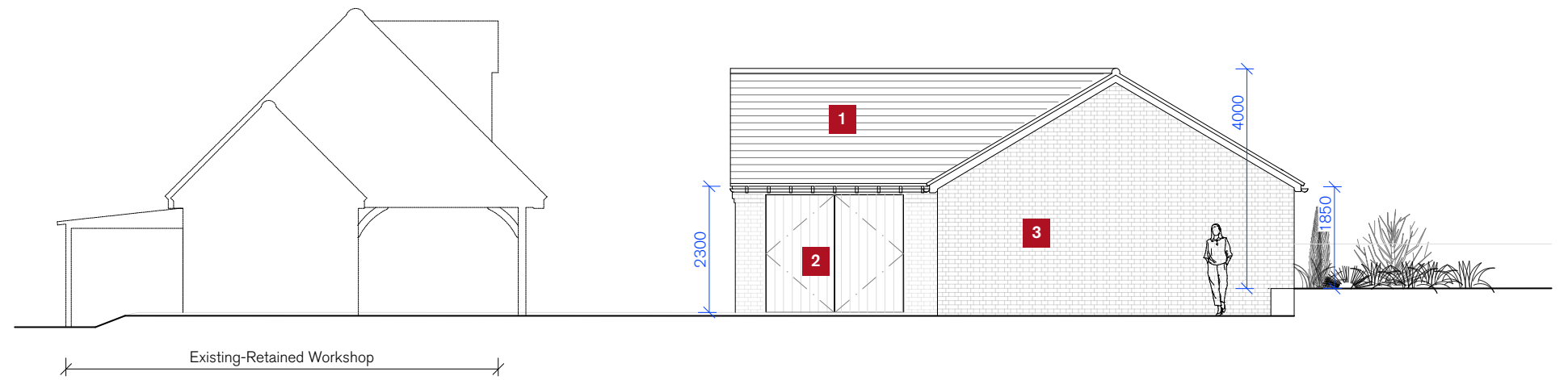
Figure 14. Proposed Roof Plan

PROPOSED - PD OUTBUILDING ELEVATIONS FOR GARAGE/HOME GYM

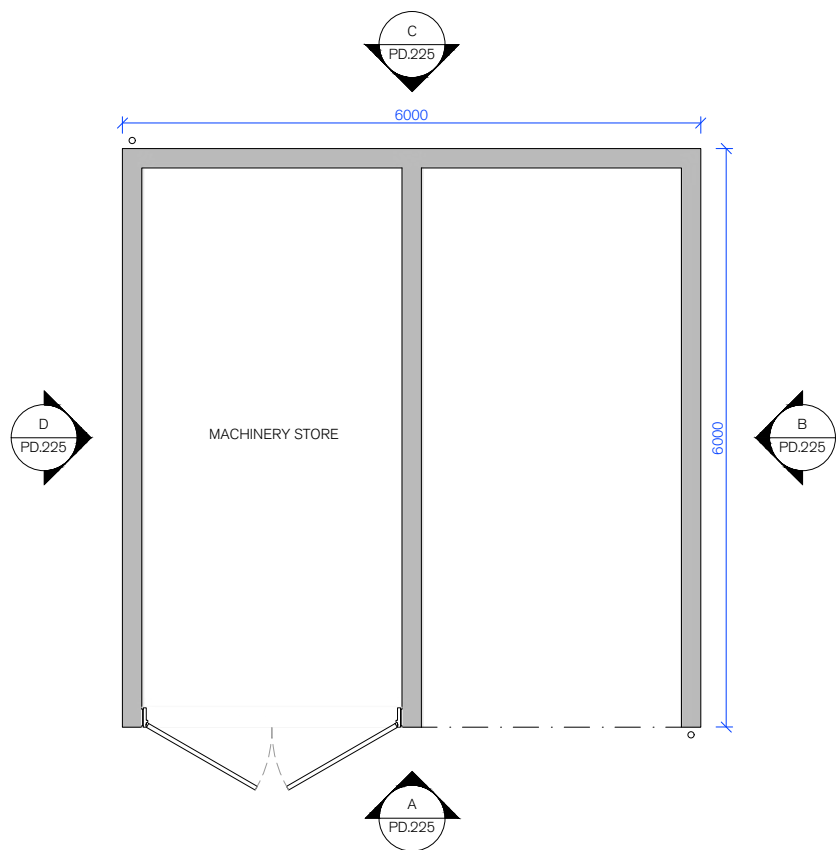
- 1 Clay tiled roof to match Main House
- 2 Painted hardwood joinery - garage doors, window frames
- 3 Brick to match Main House
- 4 Existing stepped access to lawn area at higher level



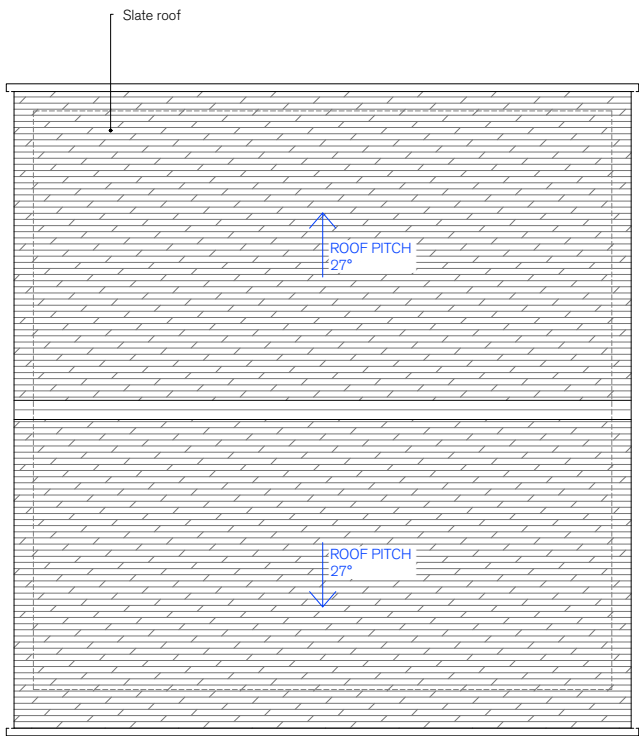
- 1** Clay tiled roof to match Main House
- 2** Painted hardwood joinery - garage doors, window frames
- 3** Brick to match Main House



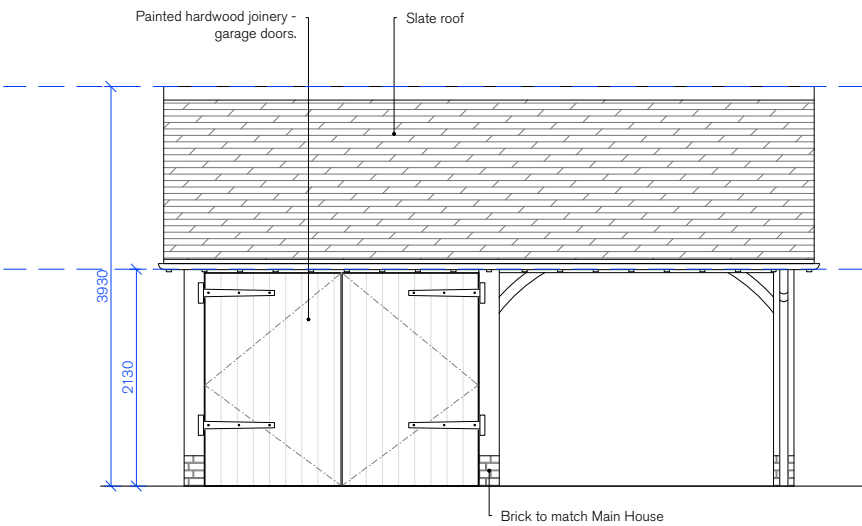
PROPOSED MACHINERY STORE - PLANS & ELEVATIONS



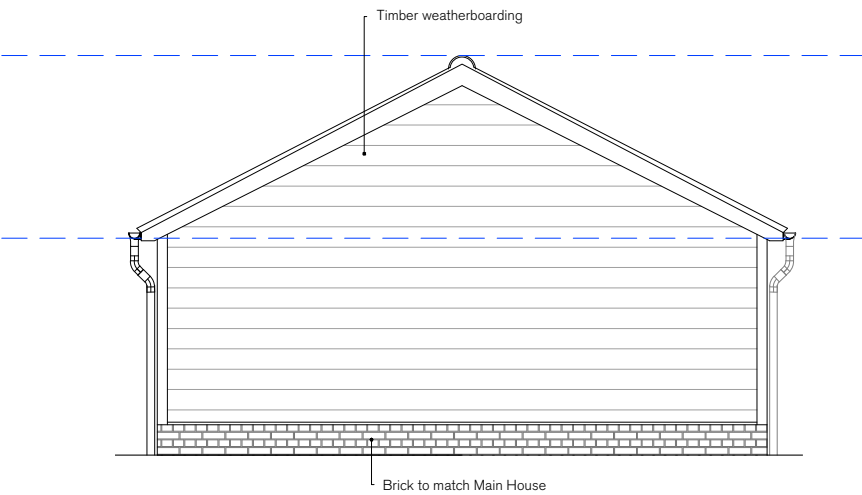
PROPOSED FLOOR PLAN



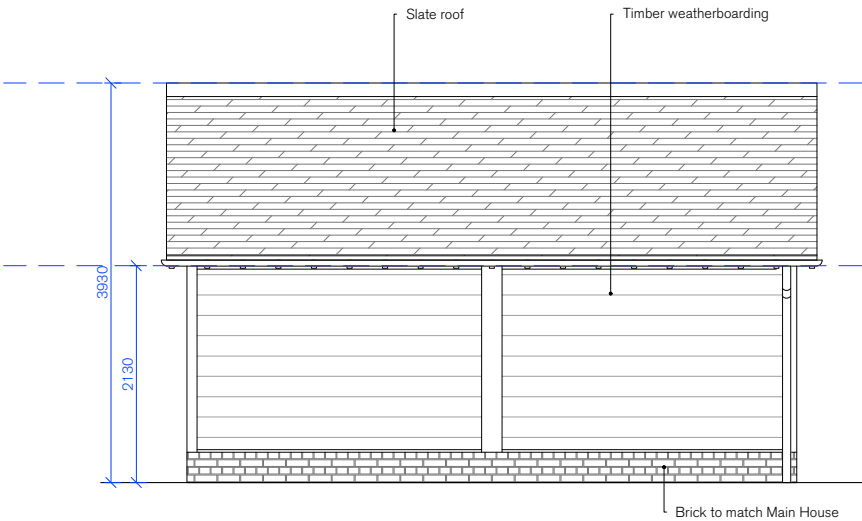
PROPOSED ROOF PLAN



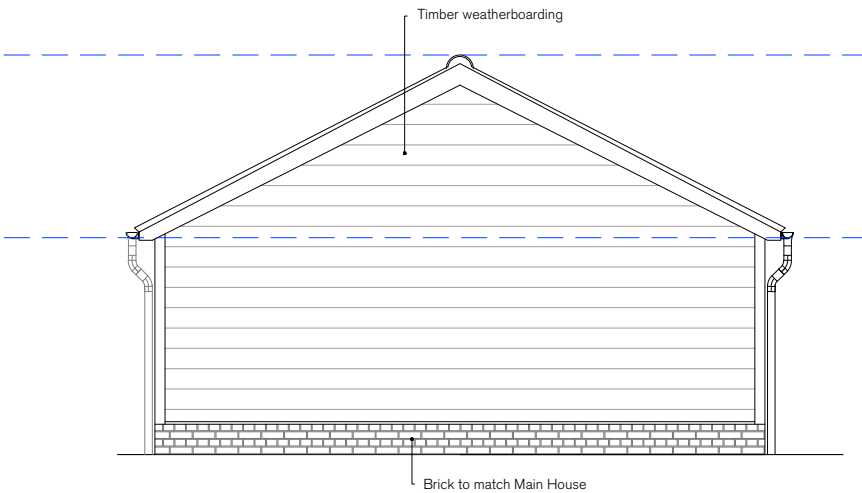
PROPOSED ELEVATION A



PROPOSED ELEVATION B

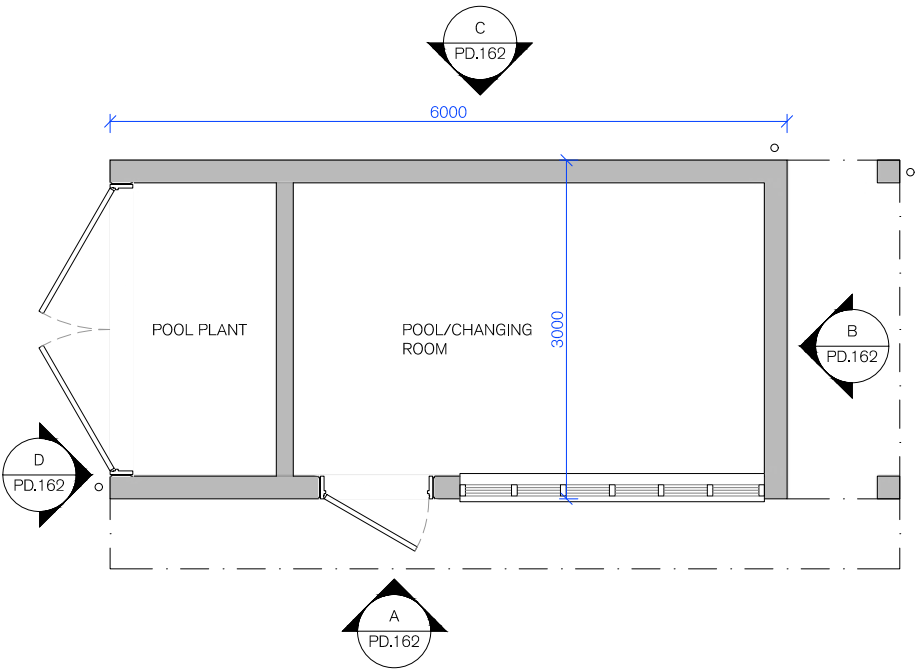


PROPOSED ELEVATION C

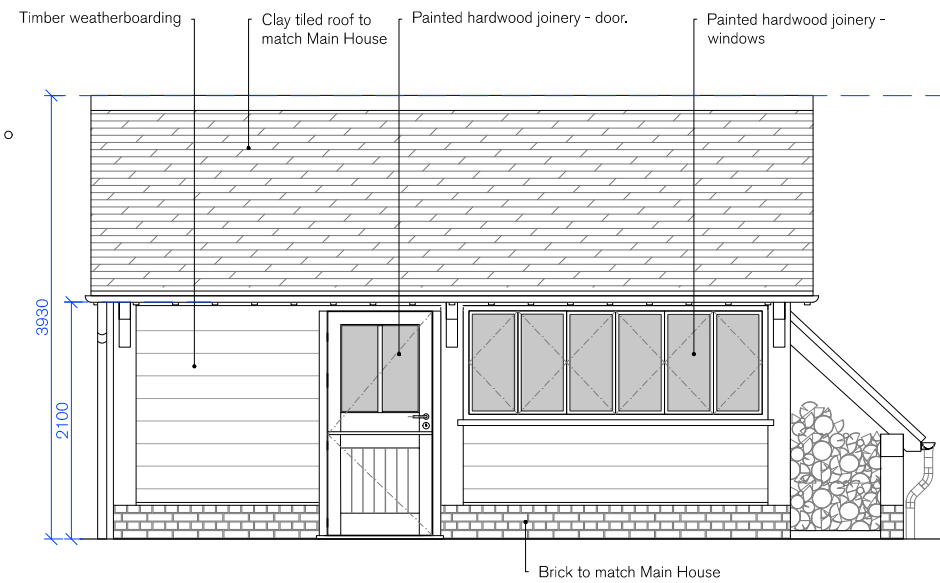


PROPOSED ELEVATION D

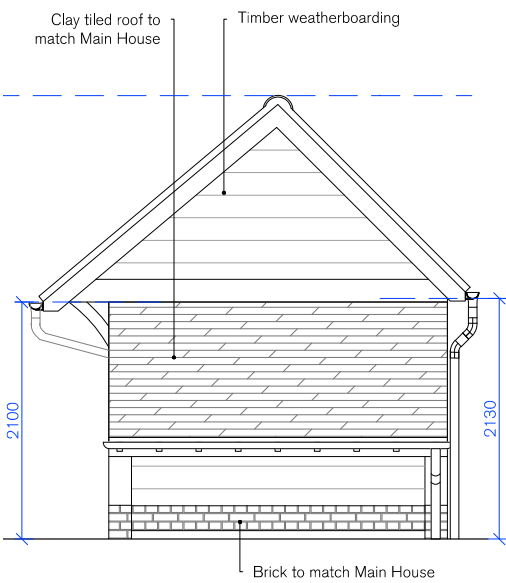
PROPOSED POOL/CHANGING ROOM - PLANS & ELEVATIONS



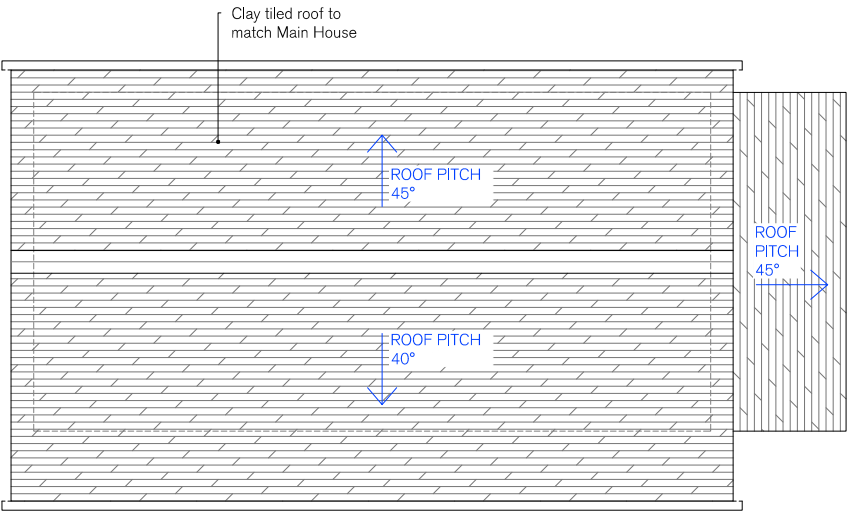
PROPOSED FLOOR PLAN



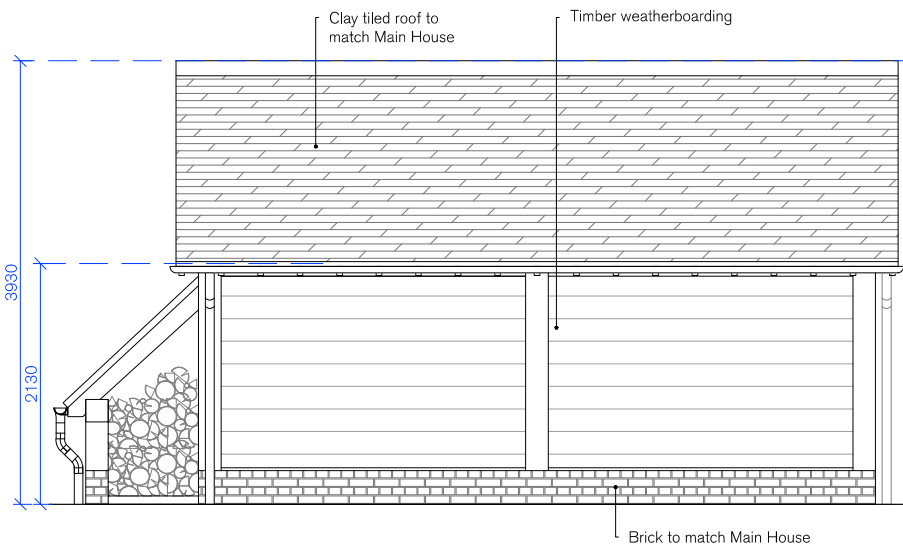
PROPOSED ELEVATION A



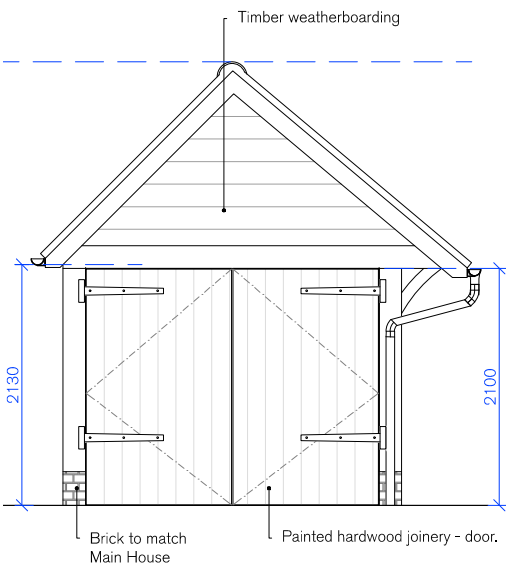
PROPOSED ELEVATION B



PROPOSED ROOF PLAN



PROPOSED ELEVATION C



PROPOSED ELEVATION D

5.0 **PROPOSAL** NEW ANCILLARY OUTBUILDING

DESIGN CONCEPT

With reference specifically to CLOPUD application 250099, the ability exists to retain the existing workshop building and to add a detached garage/home gym outbuilding on its western side. This is the 'fallback' position referenced in JPPC's planning statement.

As an alternative to implementing the fallback scheme, this application proposes to demolish the existing workshop/store building and, instead of erecting the garage/home gym outbuilding approved by application 250099, proposes the erection of a new single outbuilding that incorporates the functions of the existing workshop/store and approved garage/home gym building within a single structure.

This will result in an overall reduction in the spread of development as well as a reduction in the built footprint and volume overall. From a design perspective, it will also facilitate the erection of a building that is of enhanced quality and interest and which is far more cohesive in its materials and detailing

- 1 Main House with Extensions as granted under HH consent of December 2024
- 2 Proposed Outbuilding
- 3 Demolished Cottage/Garage as consent granted in December 2024.
- 4 Demolished Workshop & Side Shed
- 5 Approved Garage/Home Gym (250099)
- 6 Approved Machinery Store (250100)
- 7 Approved Pool House (250100)
- 8 Approved External Pool (250100)

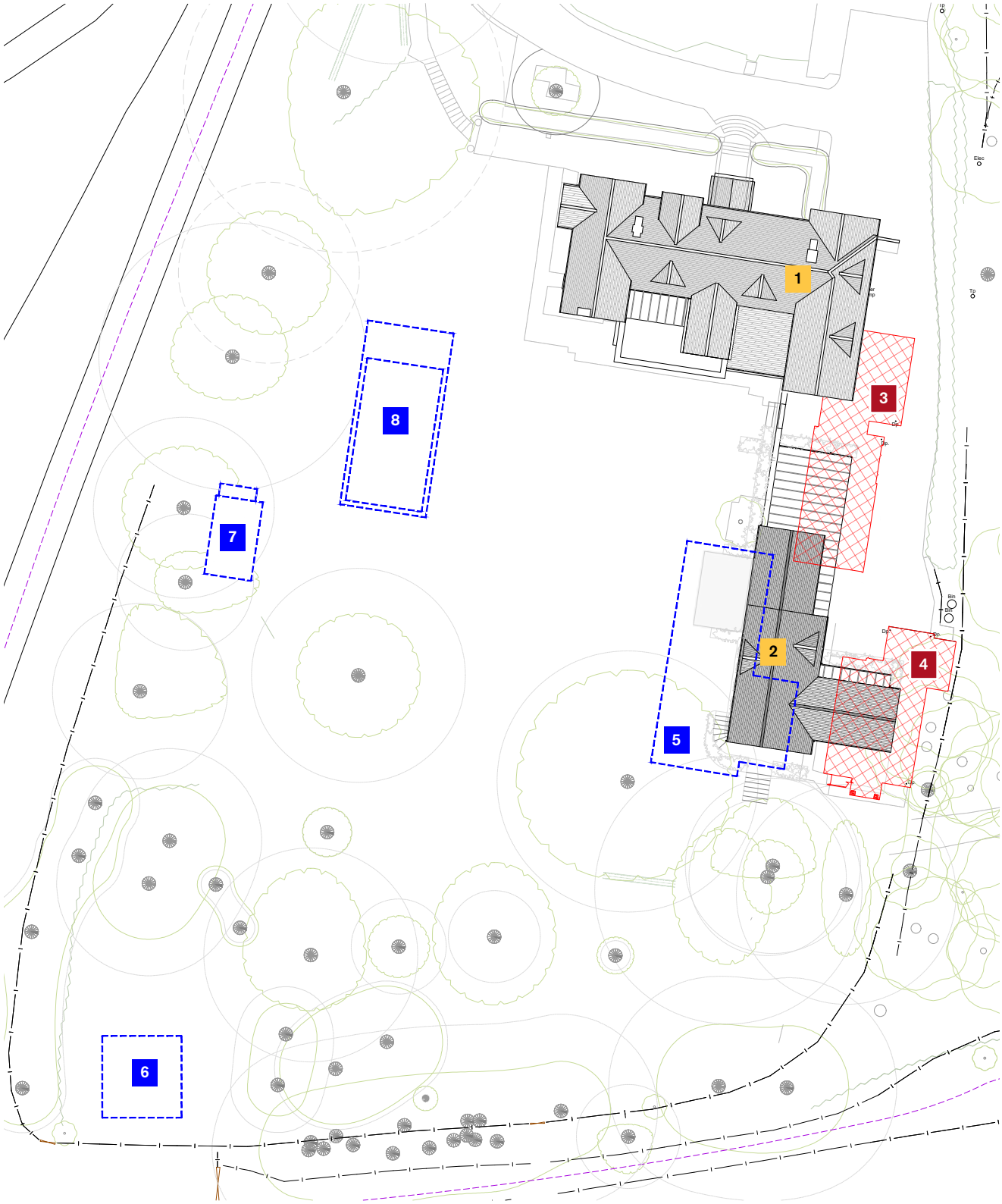


Figure 15. Proposed Site Plan with Main House & Extensions as granted under HH consent December 2024 and approved CLOPUD applications 250099 & 250100



The material palette for this project is directly linked to the materiality of the existing dwelling with the absolute aim being to achieve design cohesiveness.

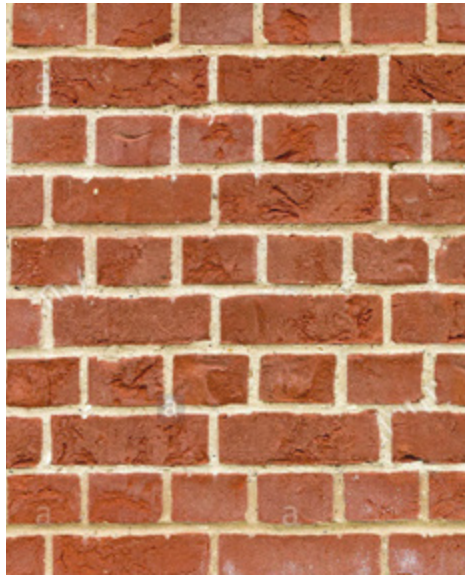


Figure 19. Red brickwork to walls.
English bond



Figure 20. Handmade Plain Clay
Roof tiles



Figure 18. Painted Hardwood Joinery

Carbon Reduction

Energy efficiency will be a major consideration of this scheme - the new outbuilding will be built with a 'fabric first' approach to ensure that the new-build performs as economically as possible, and energy demand will be further minimised through careful specification of M&E systems. Products with a high recycled content will be specified wherever possible.

High levels of insulation and the utilisation of a range of sustainable technologies to minimise the carbon and energy impacts of the design and construction, and to exceed current Building Regulations.

A modernised heating system, including low energy lighting, water-controlled fittings, energy saving appliances, passive ventilation systems and renewable technologies will also help to drastically improve the thermal performance and carbon footprint of the proposed scheme.

Refuse & Recycling

As much material as possible will be recycled from any proposed demolition works. The re-use of non-deleterious material on site for hardcore and backfill will be considered where practical. Provision will be made to accommodate waste recycling storage and composting within the site.

Water Efficiency

Water-saving appliances and sanitaryware items with low flow-rates will be specified throughout the development to minimise water usage where possible. Further to this, there is the potential to investigate water-harvesting strategies where appropriate to minimise mains water usage.

DESIGN CONCEPT - MASSING MODEL COMPARISONS
PROPOSED VS PD OUTBUILDING

KEY

- Main House (as existing)
- Proposed Outbuilding
- Permitted Development Outbuilding
- Demolished Workshop
- Demolished Original Cottage
- Demolished Non-Original Outbuilding
- Existing Workshop
- Existing Original Cottage
- Existing Non-Original Outbuilding

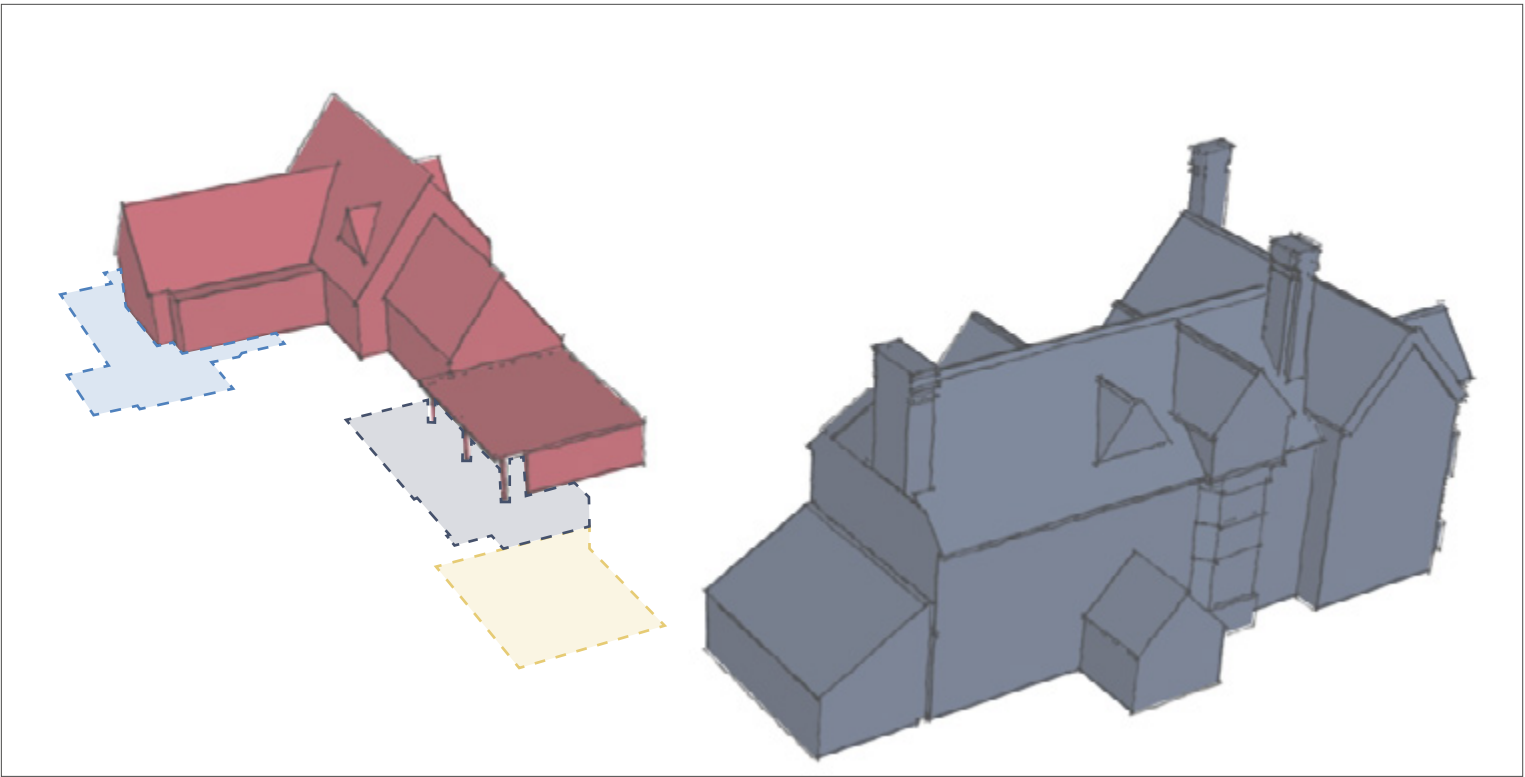


Figure 21. Massing Model for Proposed Outbuilding

	VOLUME (M³)	GEA (M²)
EXISTING WORKSHOP	236	77
APPROVED GARAGE/HOME GYM	443	139
TOTAL EXISTING/PERMITTED	679	216
PROPOSED OUTBUILDING	642	175
NET REDUCTION	37	41

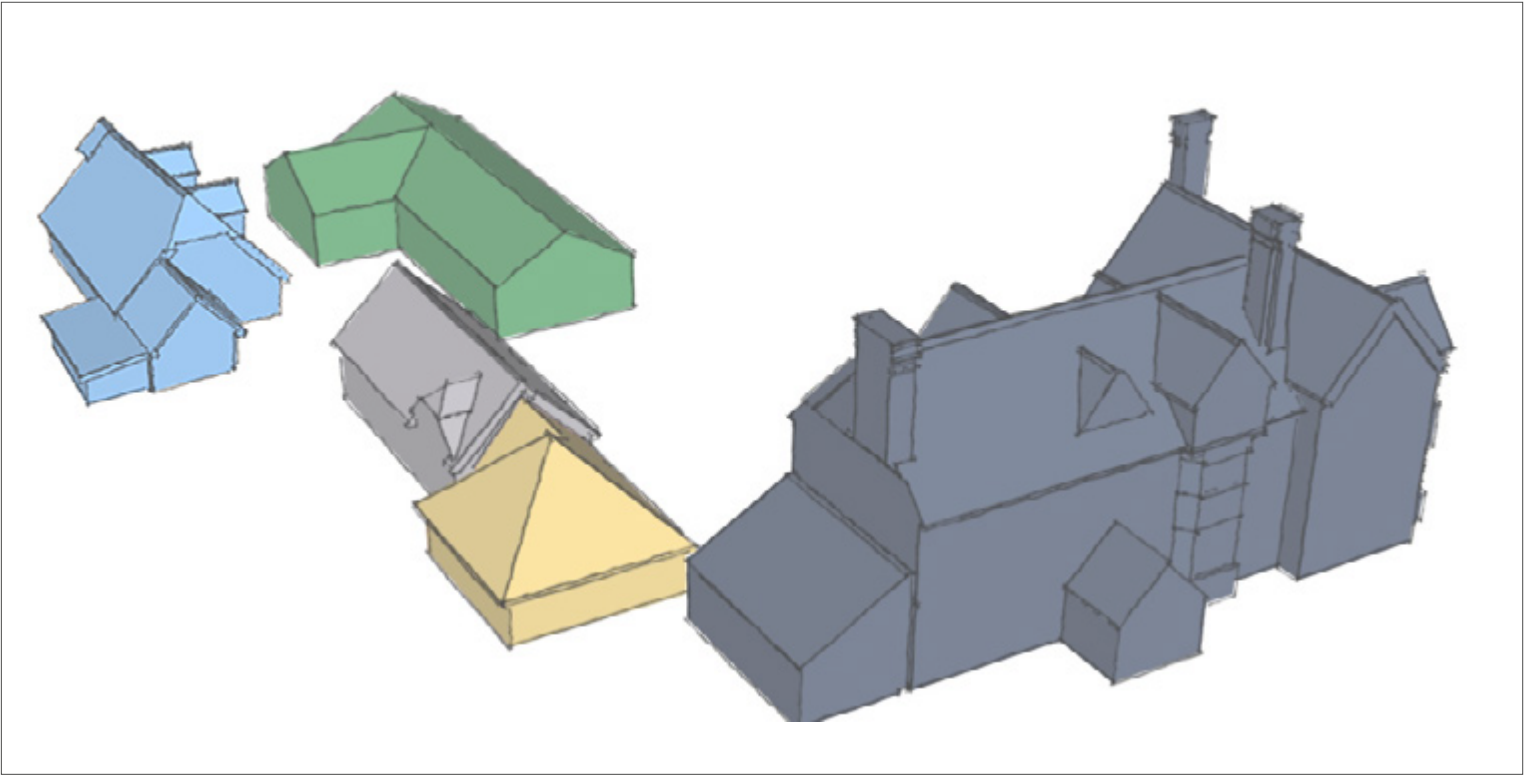


Figure 22. Massing Model with PD Outbuilding

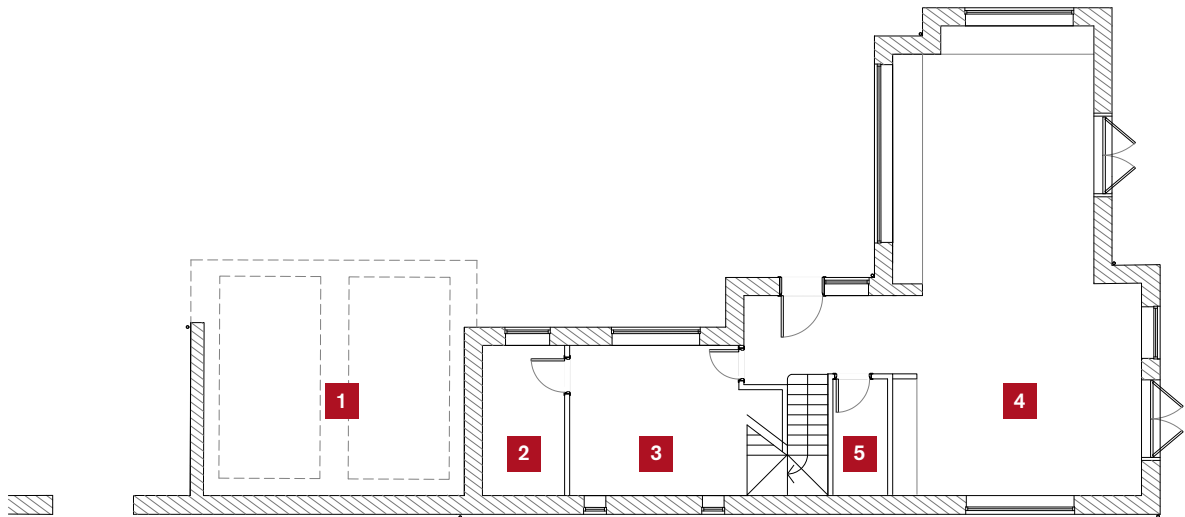


Figure 23. Proposed Ground Floor Plan

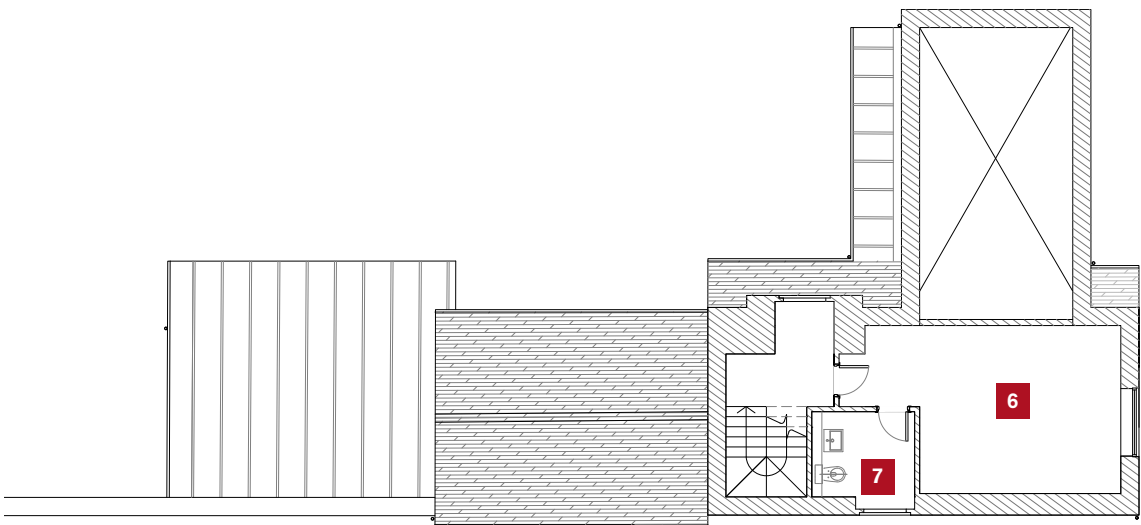


Figure 24. Proposed First Floor Plan

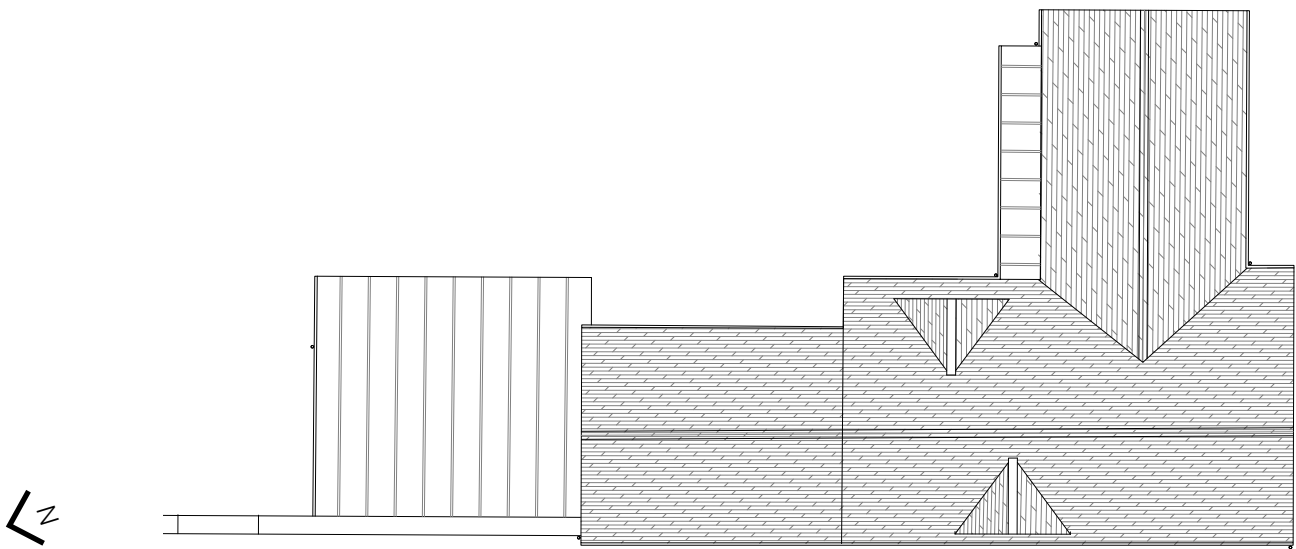


Figure 25. Proposed Roof Plan

- 1 Covered Parking
- 2 Shower/Changing
- 3 Home Gym
- 4 Workshop/Studio
- 5 Plant Room
- 6 Office and occasional guest accommodation
- 7 WC

PROPOSED OUTBUILDING - ELEVATIONS



- 1 Clay tiled roof to match existing house
- 2 Dormer window
- 3 Traditional lead seam and welt roof to flat-roofed canopy
- 4 Car porch with lead canopy
- 5 Brick garden wall with Arched Gate Opening
- 6 Brickwork to match main house with corbelled eaves detail
- 7 Main House (proposed eastern extension)

Figure 26. Proposed East Elevation



Figure 27. Proposed North Elevation



Figure 28. Proposed South Elevation

- 1** Clay tiled roof to match existing house
- 2** Dormer window
- 3** Traditional lead seam and welt roof to flat-roofed canopy
- 4** Car porch with lead canopy
- 5** Brick garden wall with Arched Gate Opening
- 6** Brickwork to match main house with corbelled eaves detail
- 7** Main House (proposed eastern extension)

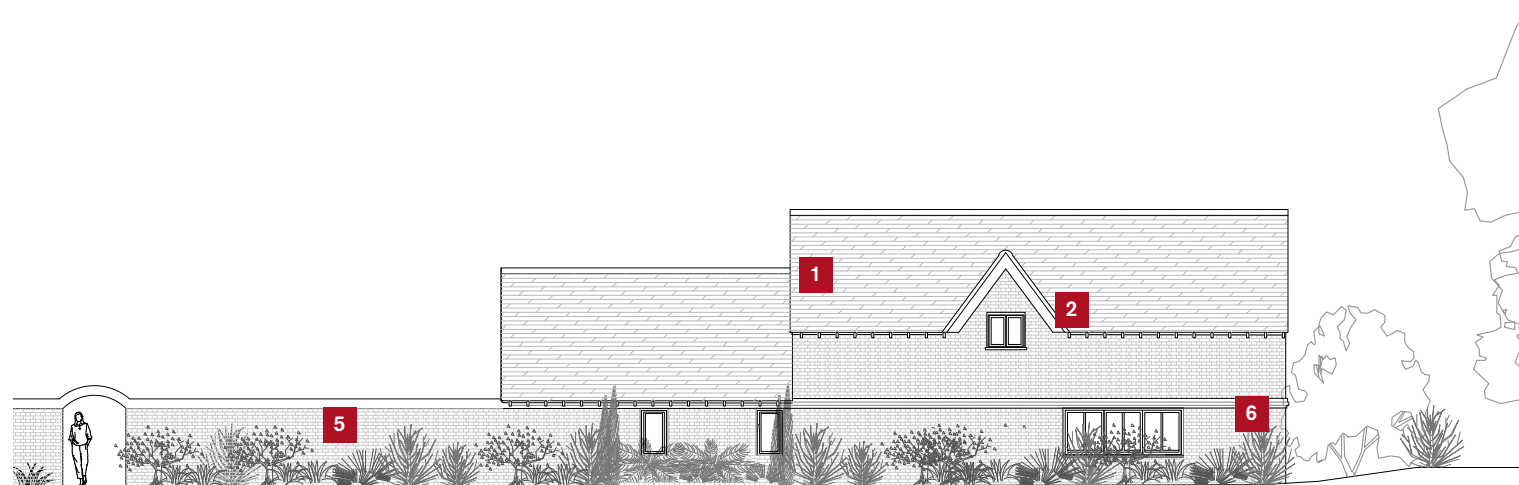


Figure 29. Proposed West Elevation

CONCLUSION

On the basis that the proposed outbuilding will have a more cohesive design and form and a reduced footprint and volume relative to the existing workshop and the garage/home gym outbuilding approved by CLOPUD application 250099, it is hoped that Officers will be supportive of the application and will be happy to recommend that planning permission is duly granted, subject to the imposition of any conditions that are considered reasonable or necessary in this instance.

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