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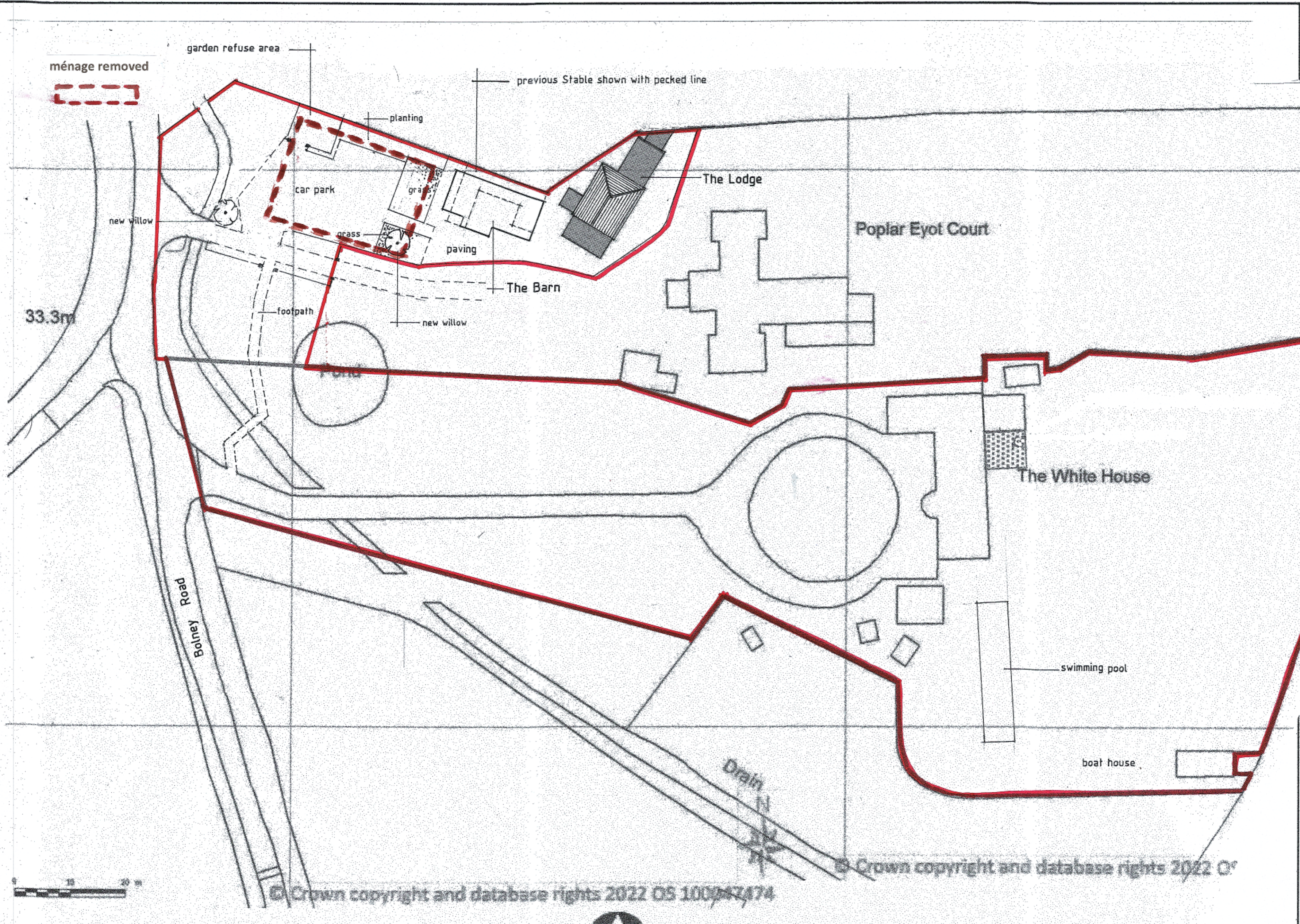


South and Vale GIS
Printed on 14 June 2023
at a scale of 1:4,384



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| Revision Date | Revision Letter |
|---------------|-----------------|
| | |

land at Bolney Road
RG9 3NR

BLOCK PLAN

Date 29.07.2022 Job Ref. 22.851

Drawn Scales 1:500 Drawing No.

AAN design and survey

54a Queen Street, Henley on Thames. RG9 1AP

01491 410817 www.aandesign.co.uk

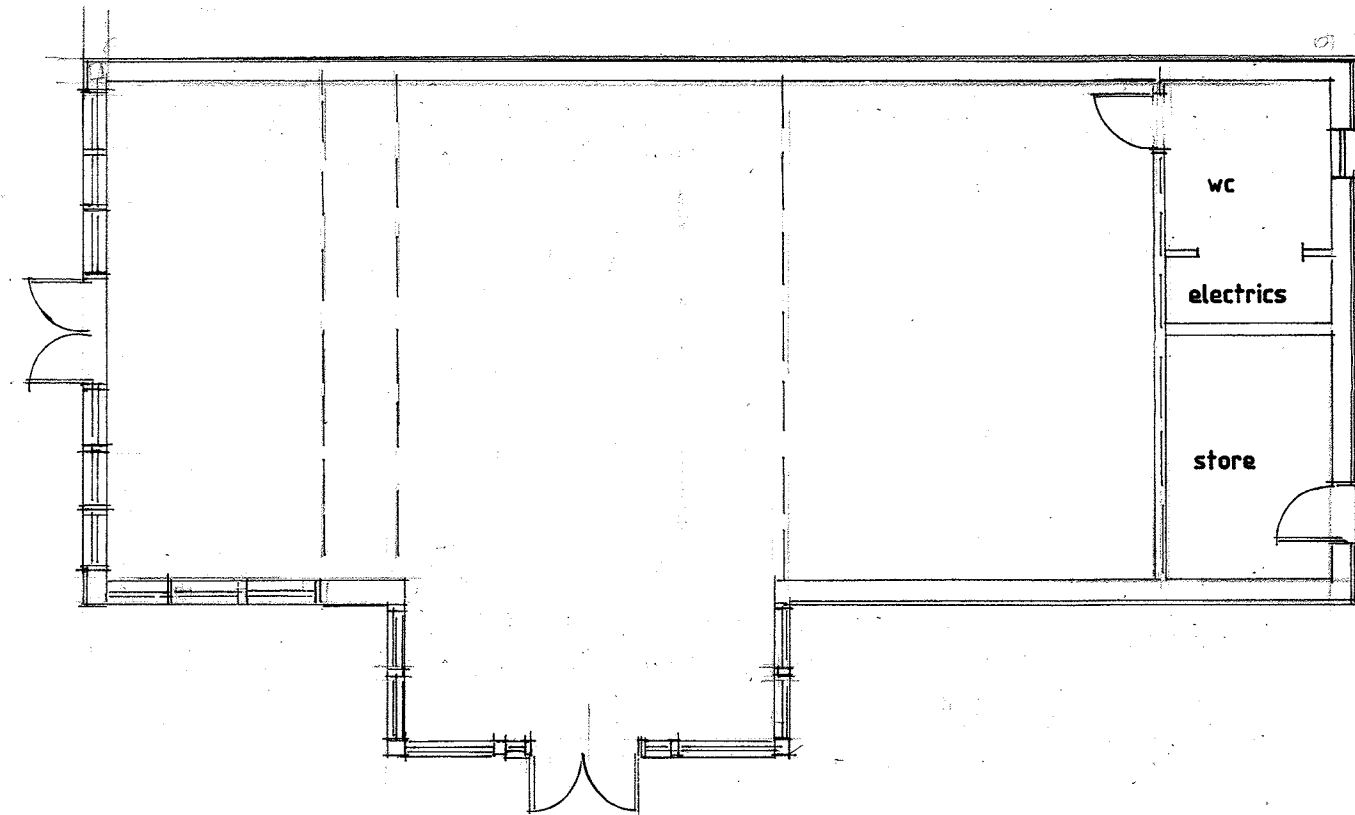
Bolney Road



Supplied by Streetwise Maps Ltd
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11/04/2022 11:57

Appendix B

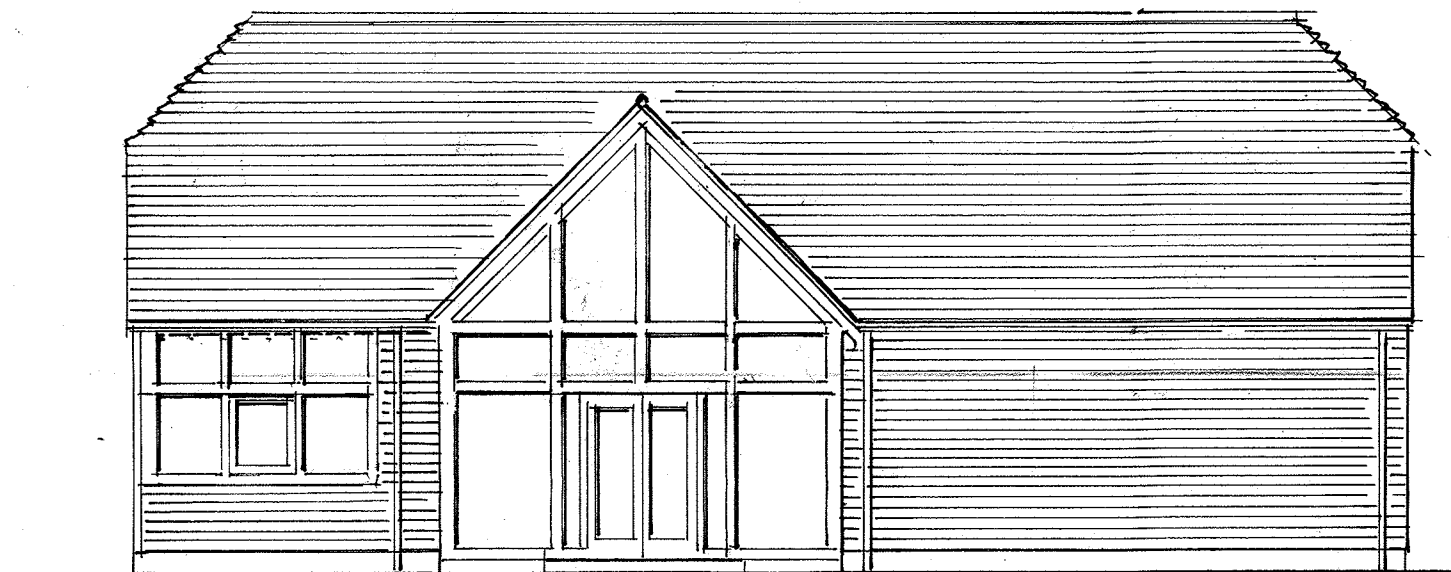
fence



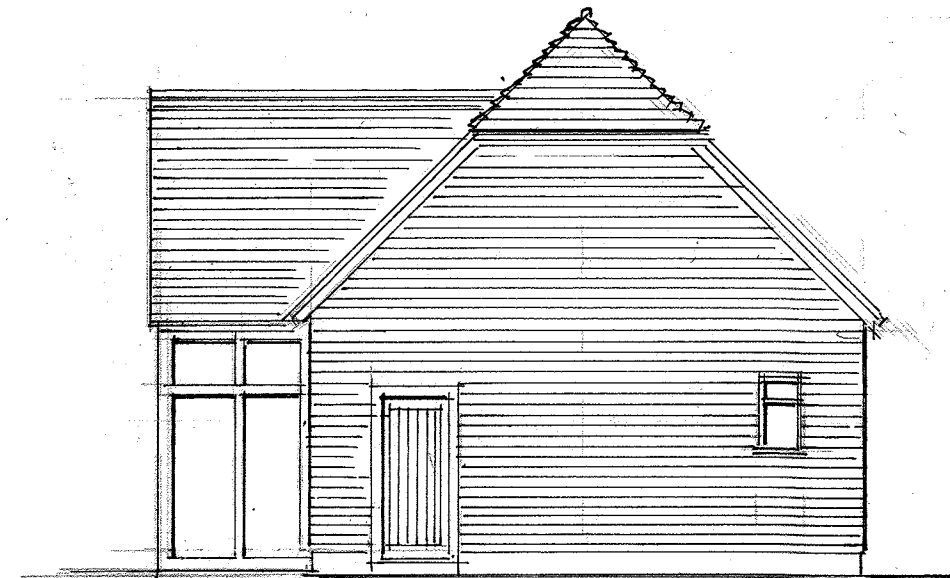
floor plan



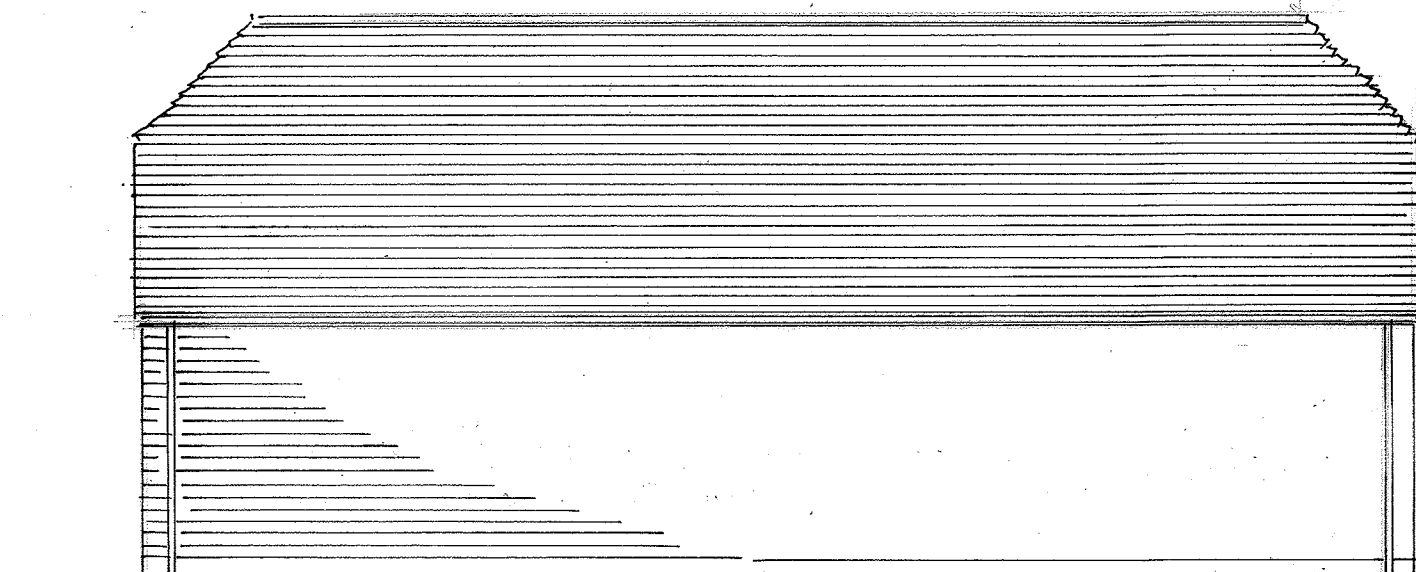
side elevation



front elevation



side elevation



rear elevation

1. Contractors must not scale from this drawing.
2. In case of any discrepancies in drawings details or bills refer to AAN for clarification; unilateral decisions by contractor will not be accepted.

3.75 mm

| Revision Date | Revision Letter |
|---------------|-----------------|
| | |

The Barn
 Bolney Road
 Lower Shiplake
 RG9 3NR

plan and elevations

| | | | |
|--------|------------|-------------|---------------|
| Date | 01 09 2022 | Job Ref. | 22.851 |
| Drawn | APV | Drawing No. | AAN.22.851. 1 |
| Scales | 1 : 100 | | |

AAN design and survey

54a Queen Street, Henley on Thames. RG9 1AP

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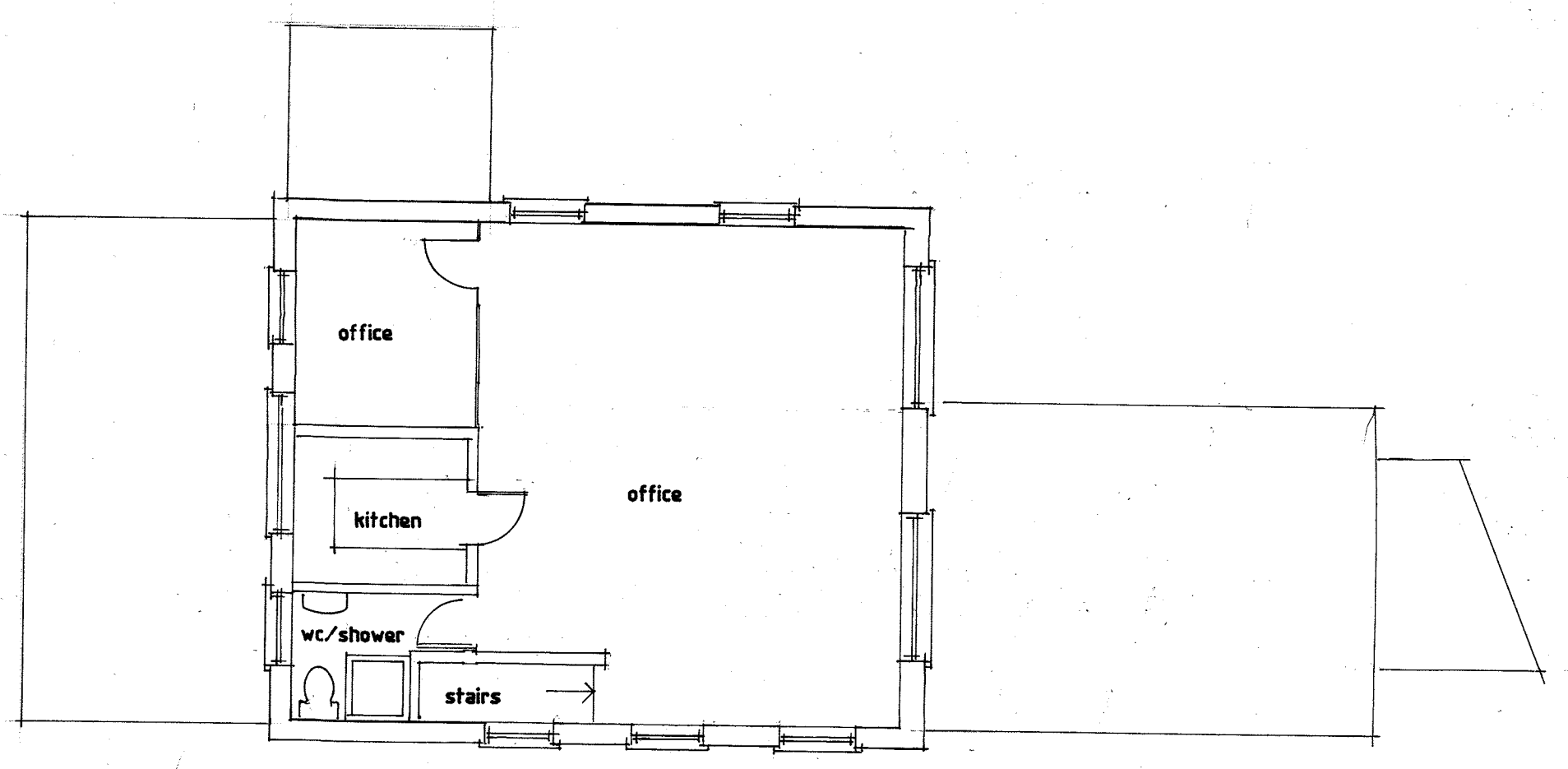
www.aandesign.co.uk



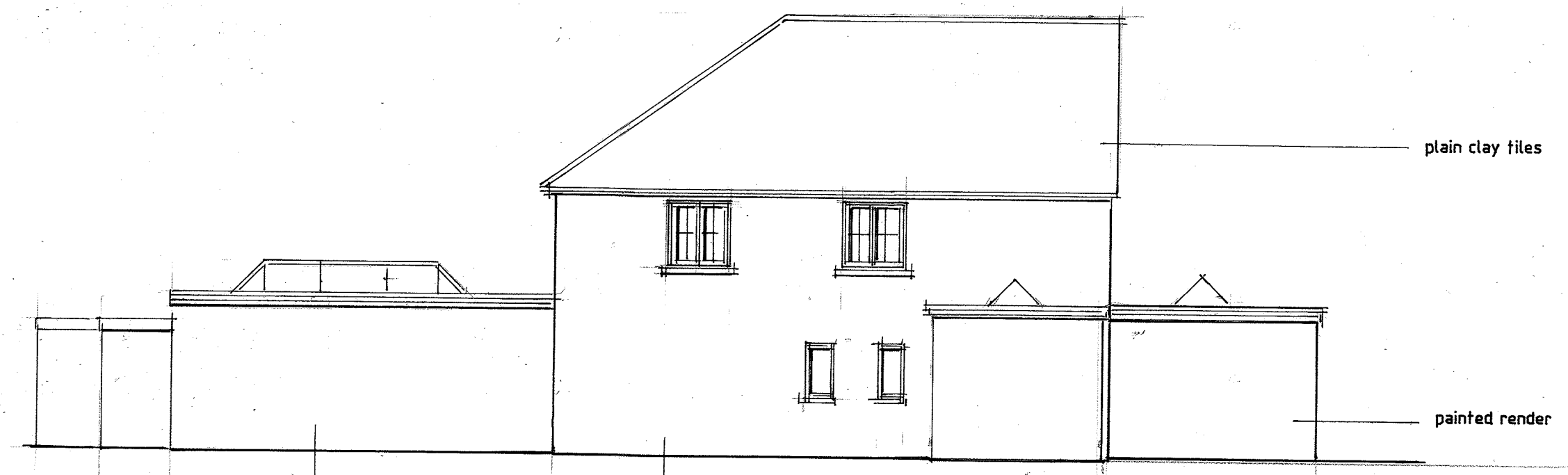
Scale bar 1.100 (gradated in metres)

- Contractors must not scale from this drawing.
- In case of any discrepancies in drawings details or bills, refer to architects for clarification; unilateral decisions by contractor will not be accepted.

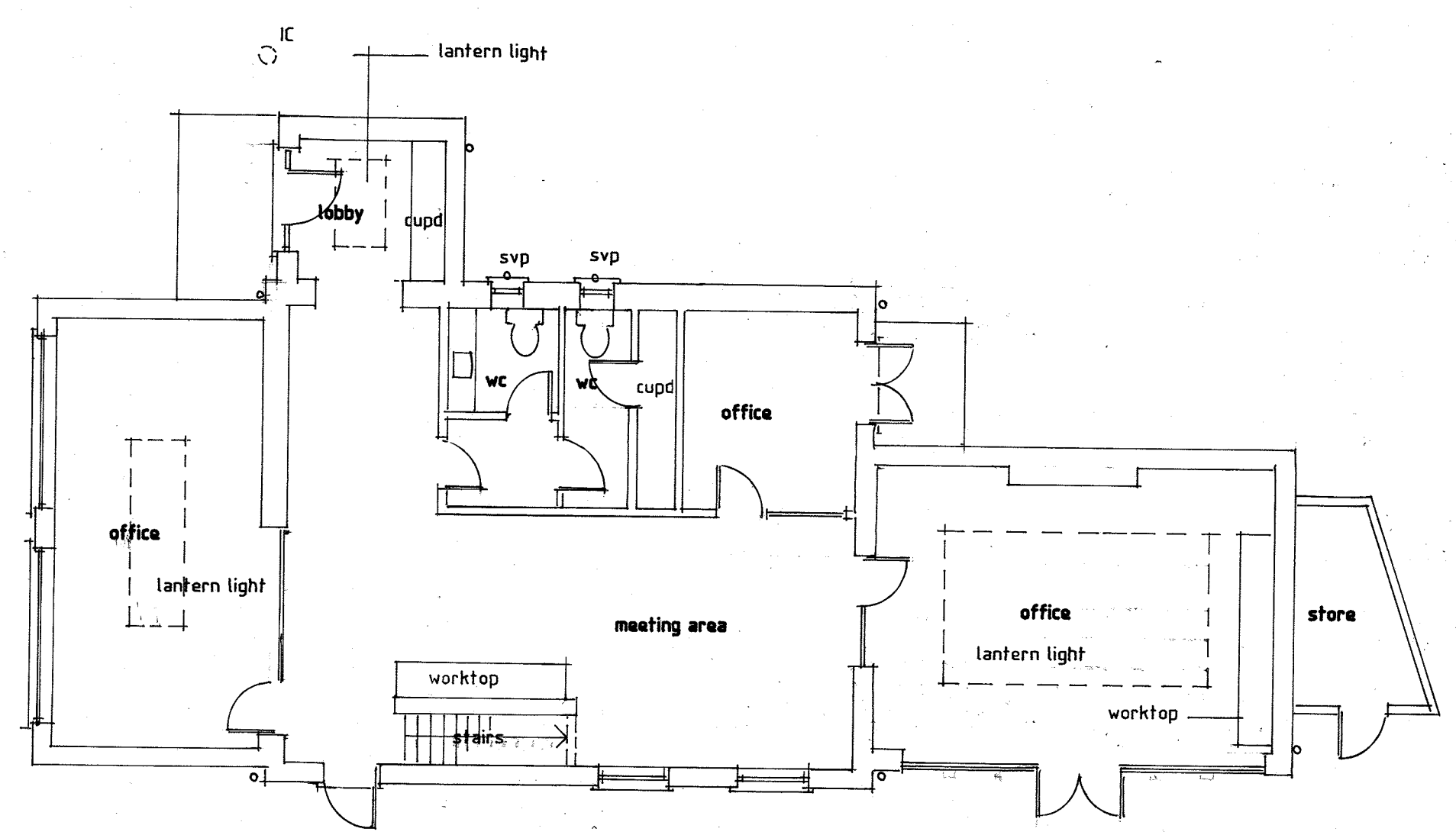
01/09 1040 - 1300
1350 - 1630



first floor

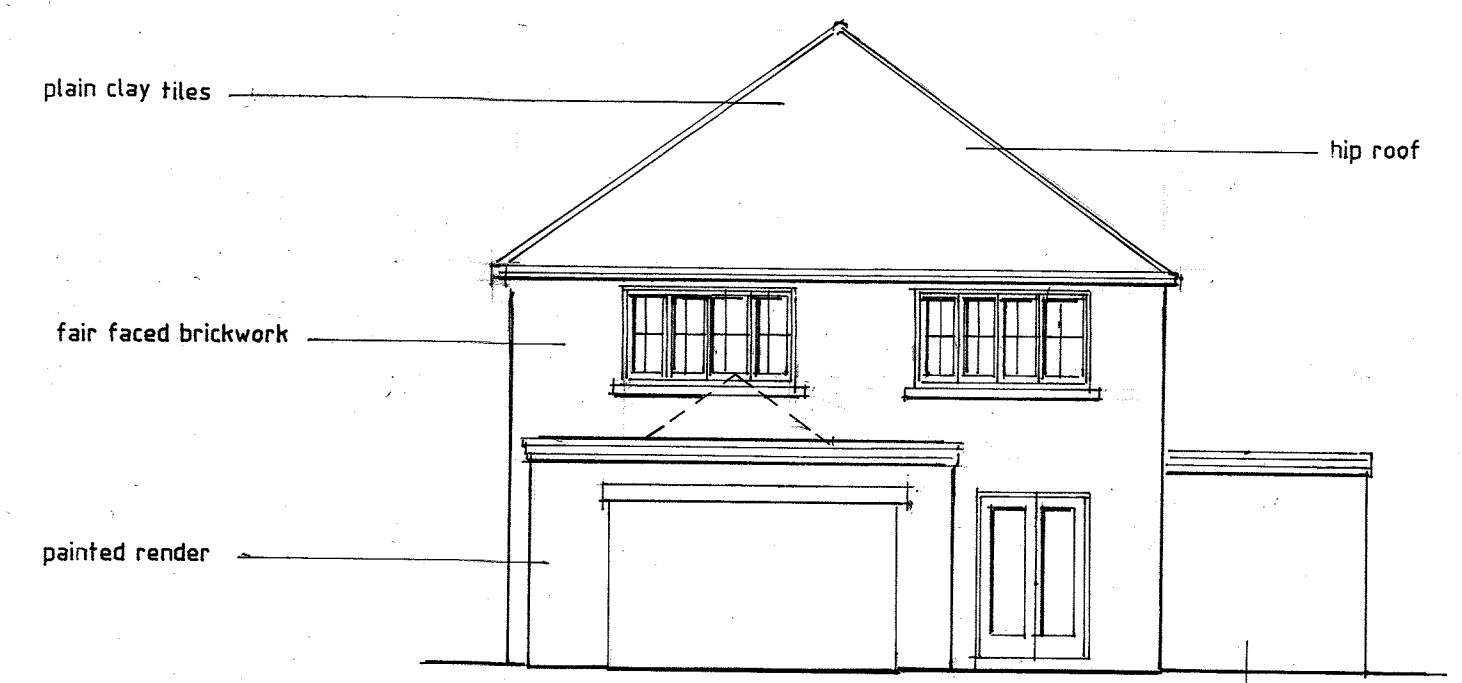


north west



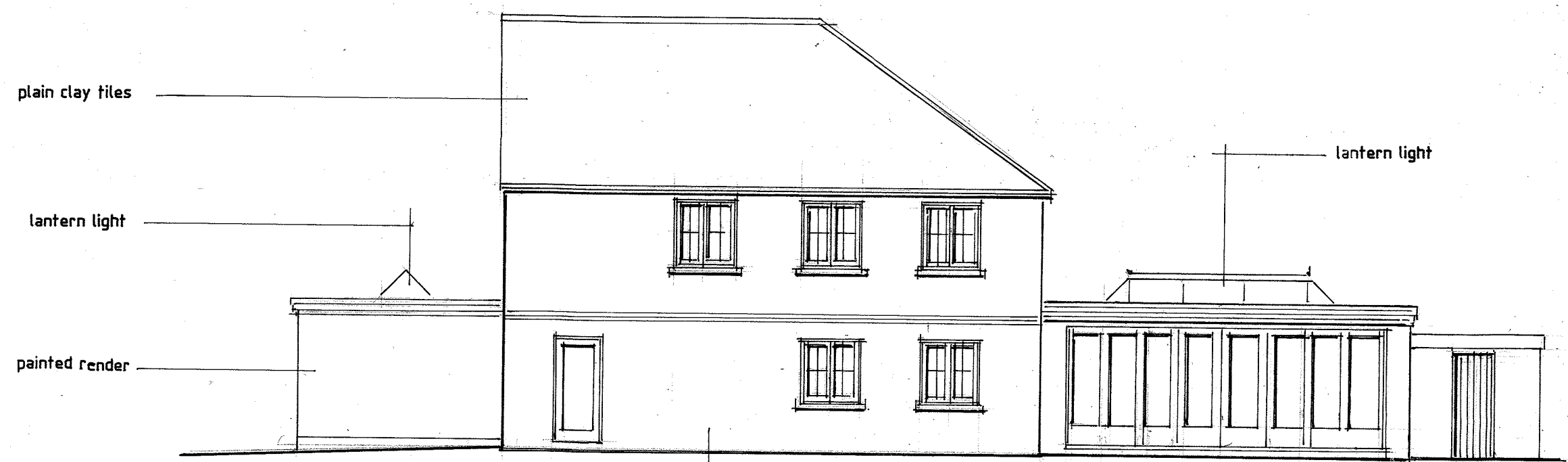
ground floor

— painted render
— fair faced brickwork



north east

— plain clay tiles
— hip roof
— fair faced brickwork
— painted render



south east

— plain clay tiles
— lantern light
— painted render
— fair faced brickwork



south west

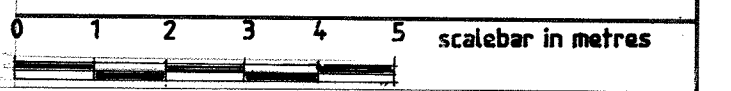
— lantern light
— painted render
— fair faced brickwork
— painted render

The Lodge
Bolney Road
Lower Shiplake
RG9 3NR

plans and elevations

Date 01 09 2022 Job Ref. 22.851

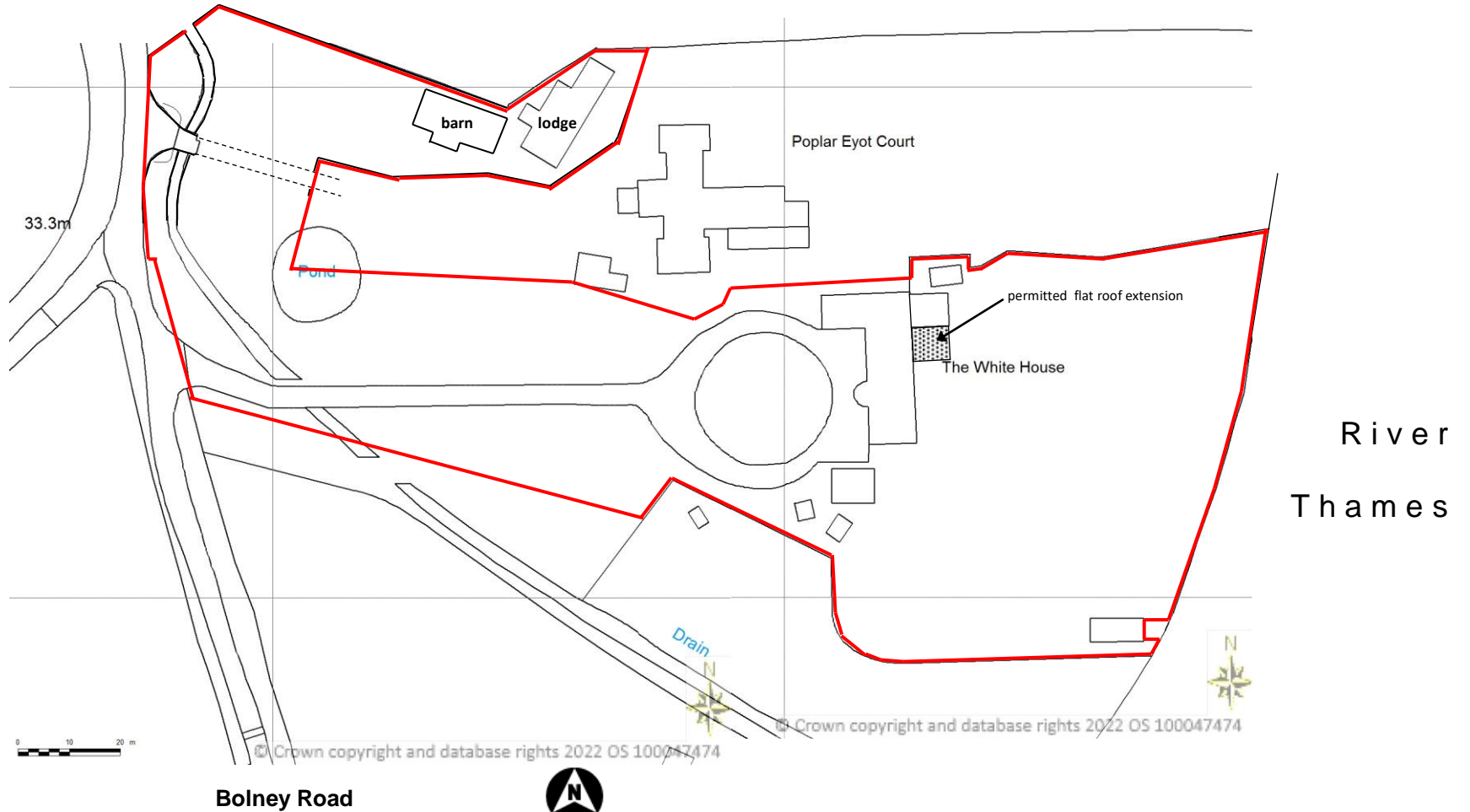
Drawn Scales 1:100 Drawing No. AAN22.851.2



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SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 477721, 180443



Bolney Road



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180550

477550

477600

477650

477700

180500

180450

180400



Poplar Eyot Court

The White House

Drain

Scale = 1/200.

0 20 40 60 80 100 metres

Revised 5/4/22

Survey Co-Ord
 Sta 1 590.004 495.660 33.843
 Sta 2 611.122 484.596 33.674
 Sta 3 587.233 480.196 33.529
 Sta 4 586.258 481.997 33.198
 Sta 5 571.620 486.667 33.399
 Sta 6 646.014 488.018 33.546
 Sta 8 600.236 482.988 33.688
 Sta 10 1000.544 3318.364 129.368
 Sta 11 1000.492 3322.451 129.420
 Sta 12 1000.770 3330.632 129.785

Insertion Point To OS
 Sta 1 47790.344 18495.062

AD sheet 1:200

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 Email: p.j.roberts@btinternet.com

| | |
|---------------|--------------------------------------|
| Client | MR. CHRIS MOORE |
| Project | THE WHITE HOUSE SHIPLAKE |
| Drawing Title | SITE SURVEY |
| Scale | 1:200 |
| Date | 22/9/22 |
| Survey Notes | Grid and Levels related to OS by GPS |
| Drawing No. | 22922.DWG |
| Revision | ISSUE |
| Drawn | ACAD |
| Operator | PJHR |
| Plotted | HP600 |
| Issued | 30/9/22 |



Redlands Wing, Maidenhead Court Park, Maidenhead, Berkshire SL6 8HN

22nd March 2023

Mr Tom Wyatt
Team Leader Development Management (East)
South Oxfordshire District Council
Abbey House, Abbey Close,
Abingdon OX14 3JE

By email to

Dear Mr Wyatt

P22/S4211/HH Annexes to The White House, Bolney Road, Shiplake

Following our discussion and your site visit, you invited me to provide a statement to clarify exactly how the accommodation on site would be used in the future so that your Committee members would be in no doubt.

CONTEXT

My client Mr Moore, the owner of The White House, has for several years worked from home a lot of the time. His long established owned business involves him personally meeting with prospective and existing major clients and suppliers to establish and maintain important business relationships. These meeting take place around 2-3 times a week at The White House - sometimes less.

Business is otherwise managed by his large staff, either in the Company's Head office in Waltham Cross or one of its 46 branches spread across the UK. Absolutely zero products are brought onto the site.

Various meetings – whether personal to manage own finances and property (accountancy, grounds and property maintenance, catering, secretarial, social) or for business – regularly take over the kitchen or dining room to an unwelcome degree. Additionally, the owners wished to add a recreation space which could accommodate a golf simulator – something that could not feasibly be added as an extension to the Listed Building.

The White House is a private family home and is also a Listed Building with limited potential for extension. Without undesirable changes to the garden design, parking on a daily basis (for gardener, home maintenance, cleaner/housekeeper, social, deliveries etc) is awkward. An additional parking area which would not impact of the character of the Listed Building was therefore also looked for.

DEVELOPMENT PROPOSED

My clients took the opportunity to purchase an existing lawful domestic annexe building, stables and manege/parking area on adjoining land and integrate it into their own large garden curtilage. The main existing building in this area (**The Lodge**) gained planning permission in 2006. It has been refitted and extended to a high standard, including modern energy efficiency measures. This building will be used in part by Mr Moore as his study and the remaining space for the same meetings which currently take place in the main house. There will be no permanent staff on site.

I can appreciate that the space looks generous, but Committee should bear in mind that the 2006 approved accommodation allowed a building as large as a detached 3 bed house to be used as a domestic annexe for one or more of various domestic uses such as hobbies, fitness studio, guest accommodation, home office, recreation or as living accommodation such as a granny annexe, as long as it was not separately occupied or used. The principle has not altered, and it will remain an ancillary residential annexe, albeit currently fitted out for home office rather than sleeping/living accommodation as before.

The Barn replaces former stables, and is entirely designed and built to accommodate the golf simulator with fitness/social studio, and is for use by the home owners in the same way that they use rooms in The White House for private enjoyment.

The **car parking area** is smaller than the previous manege it replaces, which was used for parking for many years. It will be useful for all visitors to the house, including family, deliveries, clients and maintenance staff, leaving the area in front of the house uncluttered and available for residents. You will be aware from your site visit that there is an established pathway through the garden which links this area to the main house.

My clients have confirmed that they would be happy with a similar Condition to that applied to the original Lodge i.e.

That the living accommodation hereby permitted shall be occupied and used only in connection with and ancillary to the occupation and use of the existing property The White House as a single dwellinghouse, and shall not be occupied or used separately therefrom

In the event that at some time in the future the Lodge was not needed as currently intended, its use would remain restricted to ancillary to the primary house. While the owner could use it for recreation/studio/granny annexe etc, the Condition would ensure that it could not be used as an independent dwelling/office/leisure space without a new application, which would be subject to consultation and consideration of Policies in force at that time.

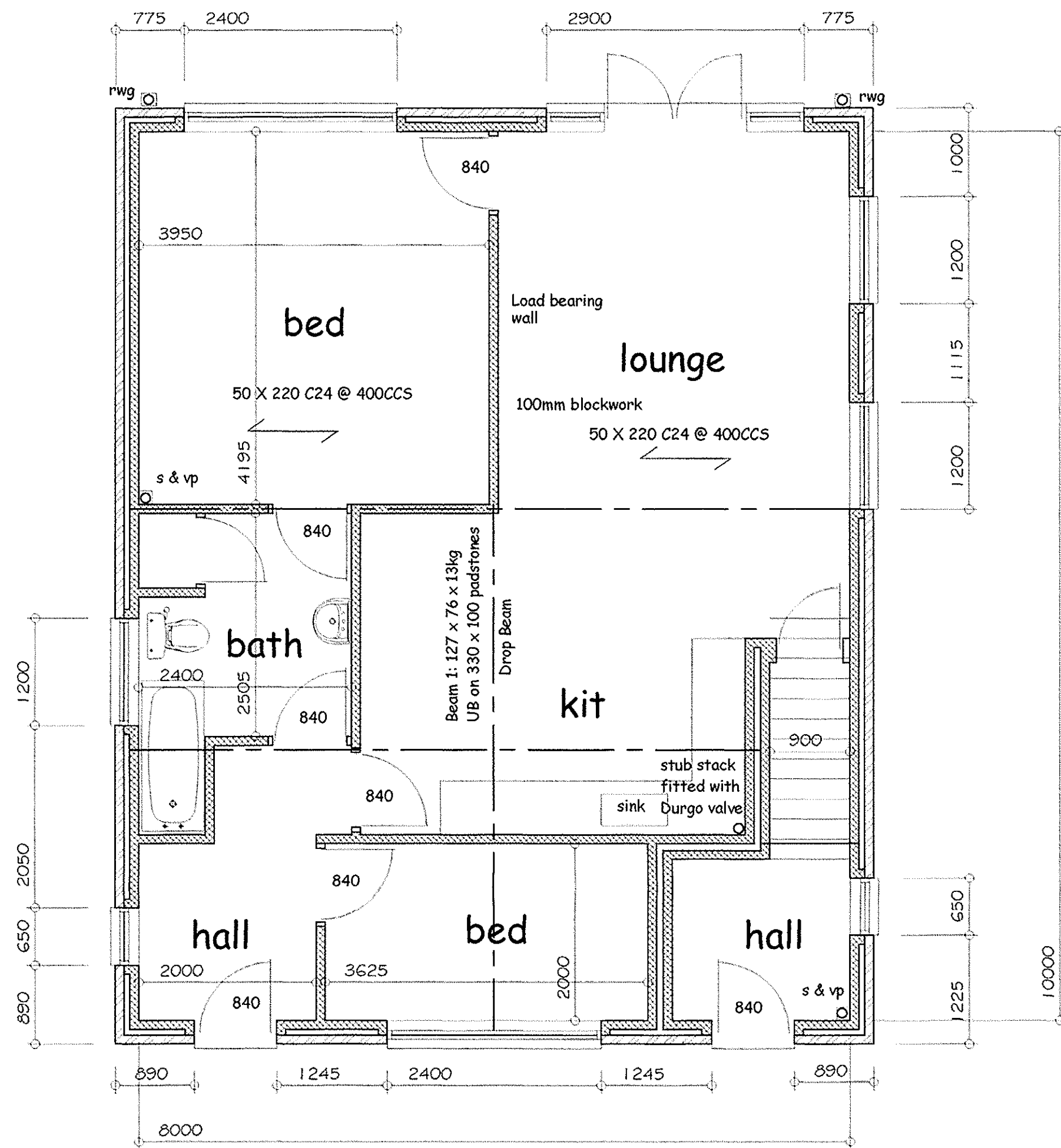
As there is no change of use of the land and buildings, the main factors to be considered are restricted to the visual impact, mass and scale of buildings and any impact on local character, as addressed in my original supporting statement.

I trust this is clear. Please let me know if you require any additional submissions, otherwise I hope this application can be determined as soon as possible.

Deirdre Wells Dip TP MRTPI

Red Kite Development Consultancy

cc Mr Alan and Mrs Chris Moore (Applicant/Client)



GROUND FLOOR PLAN

STAIRCASE
 All measurements regarding stairs to be taken on site and shall comply with the following:
 Max pitch 42 degrees, Min going 220mm, Max rise 220mm, Min headroom above pitch line 2000mm.
 Max gap to spindles 100mm, Handrail to be 900mm high with a strength of 0.36Kn/m.
 Min tread width on a tapered tread to be 50mm.

ACCESS AND FACILITIES FOR THE DISABLED
 : Provide level approach to dwelling not steeper than 1:20 and min 900mm wide firm and even surface
 : Internal ground floor doors to provide a clear opening of 750mm (840 width door)
 : Switches and socket outlets and other equipment in habitable rooms to be located between 450 and 1200mm from finished floor level.

PLUMBING
 Single stack system of plumbing.
 Provide 75mm deep seal traps under fittings. 40mm waste to bath, shower and sink. 32mm waste to wash hand basin.
 100mm uPVC soil and vent pipe with easy bend at base, with pipe projecting 1000mm above window level with wire balloon on top.
 Provide rodding points at all changes of direction in waste pipes.

RAINWATER GOODS
 Deep flow gutters fixed at correct falls. 68mm dia. R.W.P.'s where shown on plan.

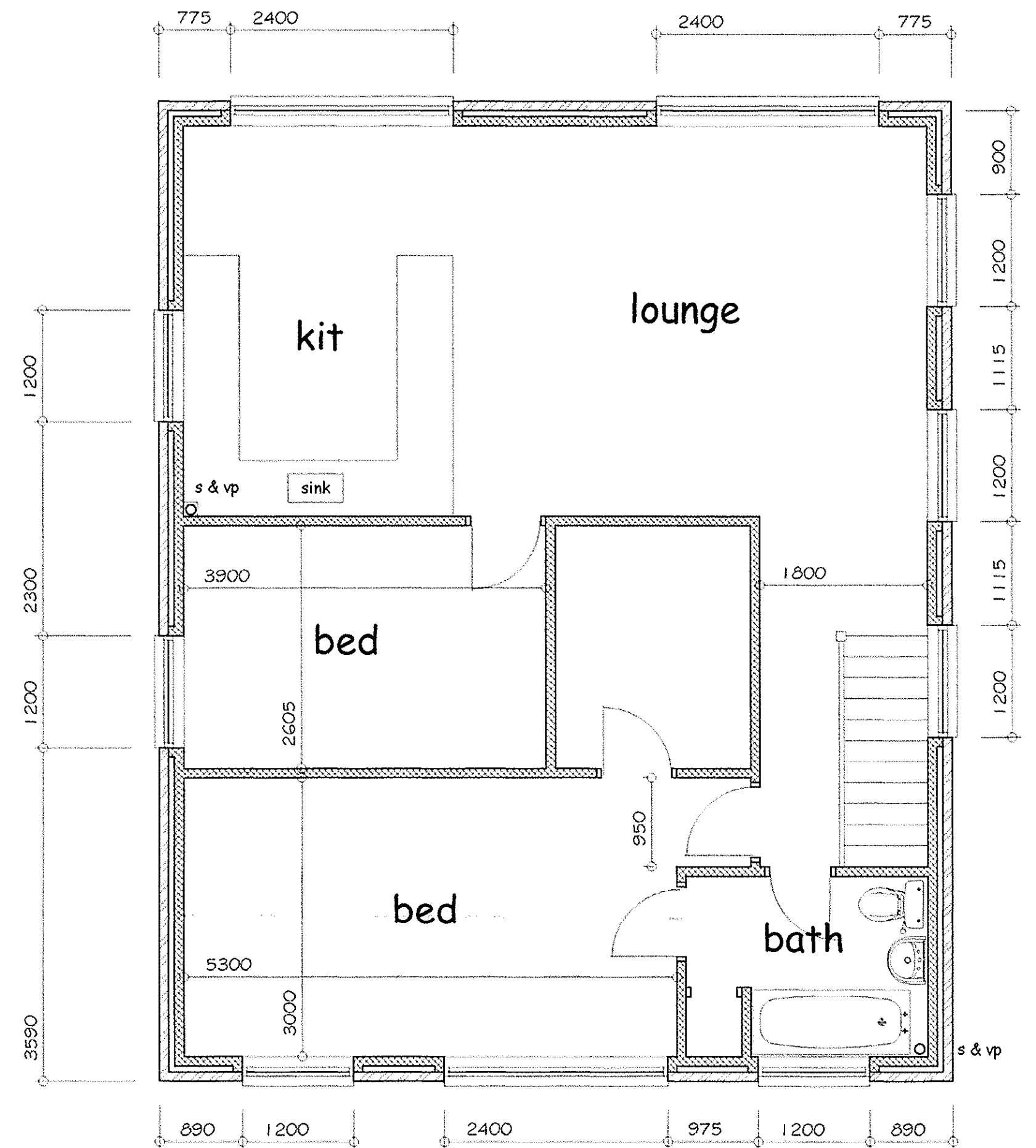
DRAINAGE BELOW GROUND
 Existing drains under building less than 1000mm deep, are to be exposed for inspection and covered in 150mm concrete.
 All new drains in 110mm uPVC to BS 4660/5481 at a gradient of 1:40 gradient with flexible joints bedded and covered in pea shingle.
 Openings in foundations for drains to be bridged by r.c. lintel with 50mm clearance around pipe.

MANHOLES
 475 dia Hepworth or similar inspection chamber on and encased in 150 granular fill.
 C.I. cover and frame to BS497 at ground level.

SURFACE WATER
 Connect surface water drains into existing system if location can be ascertained on site, or connect into new 1cuM soakaway sited 6.0m from building.

BEAMS
 All steel beams to have a min bearing of 100mm and supported on 150mm deep concrete (C20) padstones, or mild steel bearing plates as noted.
 Clad all new steel beams in 25mm plasterboard and 1.6mm wire binding at 100mm pitch, and skim.

All double timber joists to be bolted together at max 600ccs starting 300mm from bearing using M12 bolts with 1No bolt at bearings.



FIRST FLOOR PLAN

SMOKE DETECTION
 Provide mains-operated self contained smoke alarms to BS5446 Part 1 in ground floor and first floor circulation areas. Alarms to be interconnected and positioned within 3.0m of any door.

HEATING
 : New boiler is to have a SEDBUK rating of 78% and separate timing controls provided for space heating and hot water. The system design must allow the provision of only space heating, only water heating, or both when required.
 The system must be fully commissioned and the person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and Building Control Officer.

S.O.D.C
 07 OCT 2004
 PLANNING

P04/E1339/RET

Title: Floor Plans
 Scale: 1:50
 Date: Oct 04
 DWG No: 02/S0/04

**REBUILDING OF EXISTING ANNEX OUTBUILDING:
 THE DOWER HOUSE, BOLNEY AVENUE, LOWER SHIPLAKE, OXFORDSHIRE For Mr S.C. Orton
 Appendix D**