

LITTLE TEW: DESIGN SOUTH EAST (DSE) REVIEW PANEL REPORT – 19/12/2024

MLA HIGHLIGHTED POINTS FROM COMMENTS MADE BY DSE

SUMMARY

The panel commend the design team on their response and engagement with the design review process. This has been exemplar in moving the design of this proposal forward and the panel consider this, in principle, to be a Paragraph 84e house. This is an outstanding piece of architecture and landscape design.

HERITAGE AND SETTING

1.3 Context and setting have very different definitions which are not accurately reflected in the heritage report. The setting does not require intervisibility. The historic relationship between places is also part of the setting. The village has been developed over centuries and the historic connections significantly predate the placement of parliamentary enclosures.... Whilst the applicant argues that the proposal is not within the setting, this contradicts the definition of setting as set out within the document 'The setting of Heritage Assets' by Historic England. This creates a difference of opinion which the panel cannot provide judgement on.

MLA NOTE: The Reports from NW/ND counter these points that are largely based on unsubstantiated assertions.

LANDSCAPE AND BIODIVERSITY

2.2 The panel commend the positive impact on biodiversity and Sustainable Urban Systems (SUDS).

2.3 The updated Long Distance View Assessment (LVIA) is a good assessment and it has been worthwhile considering these views both in summer and winter, and measuring impact.

2.4 The proposed house would be a good focal point and therefore the planting should not constrict the views that might be enjoyed by walkers.

SUSTAINABLE DESIGN

3.1 Achievement of the pre-planning package assessment certification of Passive House Premium standard is applauded. This project would be an interesting case study of how classical architecture can become sustainable and would be an exemplar first of its kind.

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ARCHITECTURE

4.2 The house could add to the layers of history of the site as it is both unique and of the highest quality. Coupled with the achievement of Passive House, this is an incredibly successful design with the potential to become a future heritage asset.

4.4 Powerful pieces of landscape design have embedded the house into the landscape resulting in a successful design resolution. The result is a dramatic sequence of external landscape and internal architectural spatial experiences transitioning into the Oxfordshire countryside.

4.5 The dramatic approach sequence of the landscape design, with reference made to Kenwood House, is interesting and has been followed through into the house. The scheme exudes drama, joy and exuberance.

KEY RECOMMENDATIONS FROM DSE REVIEW – as now progressed by the Applicant

1. The impact on setting should be acknowledged and positively addressed rather than dismissed. To date the heritage reports fail to succeed in objectively responding to these concerns.
2. It is essential that this scheme is bolstered by further public benefit in terms of views, access and what it could give back to the community.
3. The quality of the design needs to be secured in the drawings. 1:20 scale sectional/elevational drawings which reveal the depth, solidity and materiality of facades will enable the local authority to maintain quality in the execution.
4. The suggested apprenticeships and potential local employment are welcomed; these need to be secured at the planning stage to ensure they are followed through.
5. Further work should be carried out to analyse whether a new footpath would be possible without compromising privacy.
6. Local Red List flora and fauna species need to be identified and their habitat requirement needs to be layered into the ecological & landscape strategy.
7. Provide the council with other examples of paragraph 84e houses close to settlements, as requested by the officer present.

NOTE

All text above is verbatim from the DSE report but in places only part paragraphs are quoted.
The Blue annotations provide further MLA commentary.

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