

LAND NORTH WEST OF LITTLE TEW

PROPOSED NEW NPPF PARAGRAPH 84e DWELLING

APRIL 2025 - PRESENTATION SUMMARY



Proposed View from Permissive Path South of Lake

This Illustrative Presentation Summary has been prepared on behalf of Mr Ron Burkle in relation to the proposed new house on land north west of Little Tew within the area of West Oxfordshire District Council (WODC).

This update application for a proposed new Country House has been prepared in accordance with the criteria of NPPF Para 84e, for a new “truly outstanding” dwelling. The house and surrounding landscape design have been crafted meticulously over a period of three years with collaboration between the architects, Francis Terry Associates and the landscape architects of the Colson Stone Practice.

Green & Castle and Peter Morgan have ensured that sustainability, carbon and energy proposals will exceed both national and local planning policy targets – whilst also achieving the Passivhaus Premium standard of energy efficiency. Scheme proposals will also exceed the combined Key Performance Indicators as detailed in the WODC Zero Carbon Toolkit.

Following four rounds of consultation with Design South East (DSE) – with contact having been recommended by West Oxfordshire District Council, these finalised scheme proposals have resulted in the following DSE endorsements:

Design South East Review Panel December 2024:

(Full report submitted to WODC - Recommendations made by DSE have been incorporated within update submissions.)

“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.”

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

“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.”

“Achievement of the pre-planning package assessment certification of Passive House Premium standard is applauded.”

The house and landscape proposals have been considered by the Country House Specialist, Jeremy Musson, who has confirmed:

“Undoubtedly an outstanding work of architecture, in terms of NPPF para 84e, the inventive and lively character of the proposed design, in the manner of an eighteenth-century park pavilion, nestles within the existing site and significantly enhanced landscape setting.”

“The design now provided a stronger sense of a flow of approach and an artistic hierarchy in the elevations, reflecting in turn a more distinctive and original plan.”

LANDSCAPE & ECOLOGICAL ENHANCEMENT OF THE IMMEDIATE SETTING



Proposed North Elevation

The Site Context and Access

The Little Tew site extends to 35 Ha of mixed arable farmland and managed grassland. This is arranged across eight fields of varying sizes and bordered by narrow field hedges. The current field boundaries at the site appear to date from the Enclosures of Little Tew in 1794. There is no inter-visibility between the application site and the Little Tew Conservation Area and there is considered to be no harmful impact on the setting for the Conservation Area.

Both proposed highway accesses can readily accommodate suitable visibility splays on the unnamed public highway which runs along the site's northern boundary. Associated traffic generation has been calculated as acceptable.

Setting

The house has been positioned towards the centre of the eastern half of the site. This location was chosen to provide the most complete assimilation within the natural ground form. It is placed within a shallow fold – mid-way down the broad valley that falls gently southwards towards the lower ground at the bottom of the site. The long axis of the house has been orientated to run parallel to the contours, so as to minimise the amount of re-grading necessary to bed the building into its landscape setting.

There are no public rights of way on the site although there is a bridle path to the south-east and south and a public footpath to the west, both of which link to other rights of way south of the application site.

Garden Design

The gardens are to be equally as outstanding as the buildings, and these two elements are fully integrated. As a result the House and Stable Courtyard are entirely embedded within their garden setting and have been anchored within the wider landscape framework.

At each end of the house, it is proposed to site two circular lawns; the eastern lawn with a circular pool, in effect, turns the corner enroute to what might be called the pleasure ground (the recreational gardens close to the house). This creates a new visual axis which leads the eye into a long meadow to the south-east, which will be sown with grasses, wild flowers and bulbs.

Landscape Features and Habitat Creation/Enhancement

The significant landscape and ecological enhancement proposals include:

- New Native Woodland Planting – 7.46 Ha
- New Native Specimen Parkland Trees – 208 No
- New Native Hedgerow Planting – 1395 m
- New Mixed Garden Tree Planting – including Native Species – 72 No
- Existing Hedgerow enhanced through active management – 5.04 Km
- New Lake with aquatic habitat and broad shallow margins – 0.50 Ha
- Existing Grassland managed to enhance ecological value – 9.09 Ha
- Existing Arable land reverted to grassland – 15.86 Ha
- Existing Arable land reverted to wildflower meadow – 0.8 Ha

Biodiversity Net Gain (BNG)

The overall proposals will achieve the following related to the habitats being created and BNG:

- 614.65% increase in Habitat Units
- 146.90% increase in Hedgerow Units.

Landscape and Ecology Proposals

The phasing of landscape proposals and the ongoing management of the enhanced features will be an essential aspect of the implementation. It is therefore proposed that this will be secured through a combined Landscape and Ecology Management Plan (LEMP), covered by Planning Condition.

THE PROPOSED COUNTRY HOUSE



Proposed South Elevation

House Design and Detailing

The elegant updated Serpentine Lodge house design is based on a long, low house, of five bays at the core, with single-storey (with attic) quadrant wings to east and west. The architectural quality continues into the interior with a double height Pantheon hall which creates a dramatic entrance to the house. On the north front, the wings terminate with niches containing urns of a Vanbrughian style. Each elevation of the house has its own character, with all contributing to the sophistication of the whole.

On the south elevation, the side wings are distinguished by Venetian style windows associated with the Palladian style.

This provides a subtle reinforcement on the south front of the Palladian character of the north front, while at the same time giving a lighter, “pavilion”-like effect to the overall composition.

The bold north entrance leads to a dramatic entrance hall, then on to an east-west cross axis around which the principal rooms are organised. The family rooms are arranged to enjoy views across the site landscape. The overall feel is of a deftly designed park lodge in a subtly Baroque and Palladian spirit expressed in locally quarried stone. While respecting significant Oxfordshire building traditions, the house is a highly inventive and original response to the specific site.



Proposed West Elevation

Proposed East Elevation

Consideration of NPPF Criteria

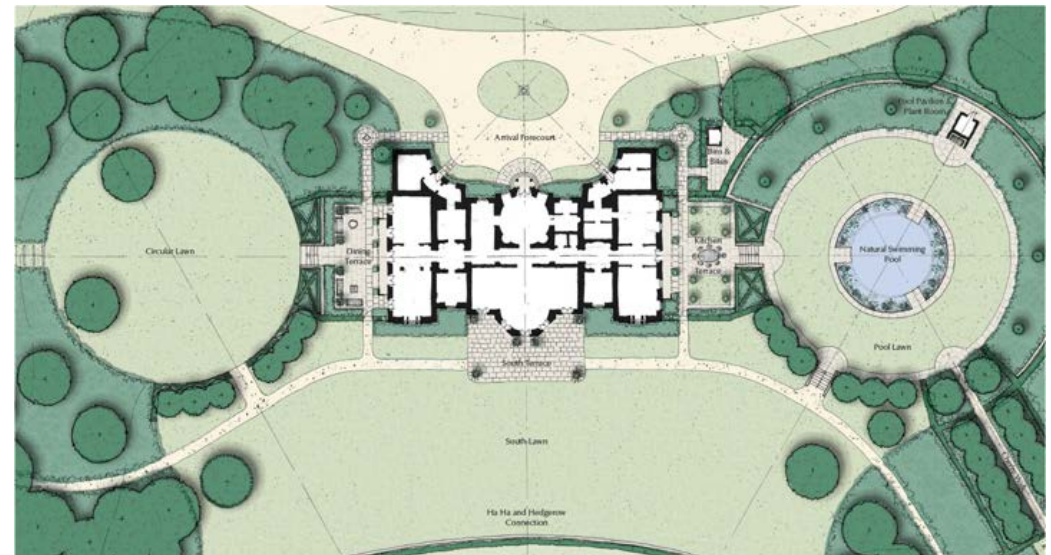
As confirmed for both architecture and landscape proposals, the scheme will fulfil the six NPPF key requirements in order to ensure that the design will:

- 1) Be of exceptional quality
- 2) Be truly outstanding
- 3) Reflect the highest standards of architecture
- 4) Help to raise standards of design more generally in rural areas
- 5) Significantly enhance its immediate setting
- 6) Be sensitive to the defining characteristics of the local area.

Response to Design South East Consultation and Recommendations

The finalised design achieves a synthesis of Baroque precedents, in the Oxfordshire tradition. The created architectural spaces offer drama and the old Vitruvian virtue of delight.

The major rooms have well defined geometries of their own and determine the articulation of the exterior. The corridor on the cross axis is a classic feature of many English country houses. The addition of unusual sources of natural light lends a sense of drama to the internal circulation. There is a direct precedent at Moggerhanger House by Sir John Soane where the lightwells are separate from the staircases.



Proposed Layout Plan

SUSTAINABLE DESIGN & ENERGY PROPOSALS



Energy and Sustainability

The sustainability, carbon and energy proposals for Little Tew significantly exceed both national and local planning policy targets. The development meets 100% of the Key Performance Indicators (KPIs) relating to space heating, energy consumption, renewable energy generation and carbon emissions as detailed in the WODC Net Zero Carbon Toolkit, with the Little Tew

Proposed Perspective

comparison shown below. Designing the new house to achieve the Passivhaus Premium Standard of energy efficiency has involved increasing the levels of insulation, incorporating casement windows for the dormers and with the attic windows having been designed with moulded ashlar surrounds with pediments.

New housing KPI's		
	WODC Toolkit	Little Tew Proposal
Ultra low energy homes		
Space heating demand (kWh/m ² /yr)	15	8.2
Energy use and efficient heating		
Energy Use Intensity (kWh/m ² /yr)	35	35
Renewable energy		
Electricity generation intensity (kWh/m ² fp/yr)	120	120
Embodied carbon		
Benchmark (kgCO ₂ e/m ² /yr)	500	422

A Sustainable Approach

As part of the rainwater management strategy for the house and surrounding areas of hard standing it – rainwater will be collected and stored in below-ground tanks positioned in the lowest part of the garden, behind the ha-ha wall. These will provide a harvested supply of water that will be used for irrigating the gardens

A ground array of solar panels will be installed out of sight near to the northern boundary. The size and quantity of panels have been calculated to provide the equivalent of all of the electrical requirements for the running of the House and Stables Courtyard. This position will allow for a south facing aspect that is not overlooked at all within the surrounding landscape.

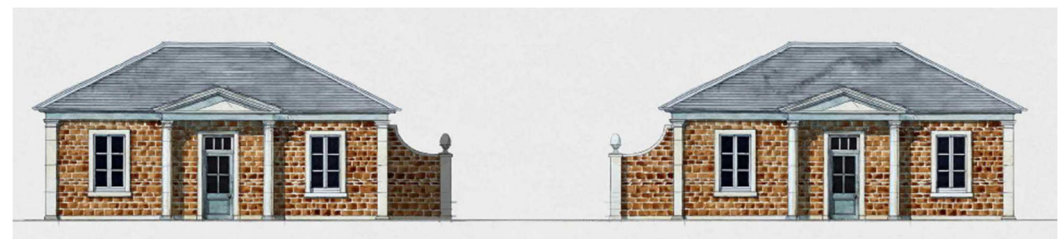
This site is already well screened by the boundary hedge to the north – which will be supplemented by the additional belt of woodland planting. A new native species hedgerow will be planted along the south side of the array, to screen views from the remainder of these Western Fields. This will contain the array within a very discrete enclosure.

Sustainable drainage proposals include provision of reed beds, with controlled discharge to the southern lake.

As noted by Design South East - *"This project would be an interesting case study of how classical architecture can become sustainable and would be an exemplar first of its kind."*

"The panel commend the stated net carbon negative impact achieved"

The Stable Courtyard: To keep the house to a scale appropriate to this fine rural setting and location, ancillary accommodation has been separated into a secondary three-sided stable yard and garaging, with one staff flat, giving an architectural focus to the terraced garden—thus echoing the model farm tradition which is associated with the Tews through the agricultural and landscaping improvements associated with J.C. Loudon.



Proposed Stables—North Elevation

MATERIALS, DETAILING & ACHIEVING HIGHEST ARCHITECTURAL STANDARDS



Illustrative North-South Section Through House

Materials & Design

The proposed house will make excellent use of local dressed stone and, like several local houses, consciously combines pale limestone with the warm earth-coloured ironstone. The proposed house is given additional elaboration by fine classical detailing, keystones over the windows, and quoins. For the main house the roof will be natural stone slates with lead rolls and weathering details. All doors and windows will be painted hardwood. For the stable block, walling will comprise coursed natural ironstone, combined with limestone under a Welsh slate roof. For the stables, the design inspiration comes from the simpler examples of 18th and 19th Century stable yards which are

almost utilitarian but retain a degree of formality and architectural presence.

Detailing

The south and north faces of the house side wings are distinguished by Venetian style windows associated with the Palladian style, which informed so many admired country house designs in the eighteenth century. This provides a subtle reinforcement on the south front of the Palladian character of the north front, while at the same time giving a lighter, 'pavilion-like' effect to the overall composition.

Helping to Raise Standards of Design in Rural Areas

Where it is felt this proposal will really help raise standards in a more specific way is through the employment of subcontractors involved with traditional trades and crafts. There is a growing problem with the training and employment in these fields. New Apprenticeship schemes will be included for

both construction, craftsmanship and landscape/ habitat implementation and management.

Historic England is acutely aware of the problem of a diminishing workforce for traditional trades and the Little Tew proposals will be an exemplar of skilled craft practitioners delivering the highest standards using the best materials.

To be Truly Outstanding

The outstanding nature of this proposal will come not just from the overall house composition but also from the exceptional care and attention to detail in the design and a wealth of experience of the architecture of country houses. This is complemented by a detailed understanding of local precedents and houses of inspiration.

As the application proposal is of a classical design the aim is to reflect the highest standards of architecture by using details, profiles and proportions from the great pattern books of the classical canon.

Noted by DSE - *"The refinements to the elevations have made these handsome and successful. The architectural form embraces the landscape and brings people in from the outside."*



Detail Watercolour

“This is an Outstanding Piece of Architecture & Landscape Design”

- Design South East Review Panel December 2024

The house design is considered of exceptional quality and “truly outstanding”

The design, provides not only a fine logical plan and elegant, sophisticated, varied elevations, but also demonstrates that traditional houses can be innovative in their imaginative re-assembly of different elements in the longer Classical tradition which is so rich in West Oxfordshire.

Landscape and garden proposals will deliver significant enhancement of the immediate setting

Extensive new planting and habitat creation, complement the house setting and gardens. Combined landscape/ecology enhancement will deliver a Biodiversity Net Gain of 614.65% in Habitat Units and 146.90% in Hedgerow Units.

Sustainability and energy proposals are of the highest standard

The updated design proposals now achieve the Passivhaus Premium Standard whilst also significantly exceeding national/local planning policy targets and meeting 100% of the Key Performance Indicators of the WODC Net Zero Carbon Toolkit.

Raising standards of design in the local area

The house proposals will require the best artisan and building skills which in turn will help to raise the standards of design more generally, as exemplary of continuing classical tradition, maintained at the highest level. Apprenticeships will be included as part of the construction and landscape programmes.

The highest standard of architecture will be achieved

The house design takes reference not only from the admired vernacular traditions of stone building in the district but also shows an informed awareness of the very best quality architecture of the wider local area.

Sensitivity to the local area’s defining characteristics

This is achieved through the use of locally sourced ironstone masonry and pale limestone dressings designed with reference to the English Baroque, a style much used in Oxfordshire. Similarly, landscape proposals are designed to fulfil local landscape character guidelines.



Full application drawings and supporting material is available to view on the West Oxfordshire District Council Website.
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