**From:** Joyce Christie
**Sent:** 31 July 2018 19:29
**To:** Bob Neville
**Cc:** Nathanael Stock
**Subject:** 18/00793/F Muddle

**COMMENTS:**

**GF Plan amendments:**

No objection, however there are concerns with the revised elevations.

I would recommend the omission of the arched headed openings added to the single storey extension of the house.

West elevation:The round headed window openings on the kitchen detract from the simplicity of the rectangiular openings on the main house.

North elevation: the depth of the plan and the arched head to the tripartite window suggest bungalow on a housing estate rather than an extension to a handsome country farmhouse/house.

**FF Plan amendments:**

No objections.

**FF studio:**

Proposed West Elevation - the small door in the blocked arch loks a bit odd and attempts to create an instant historical development of a new building. Would it be better as a large opening?

No other objections but we will need details of eaves/ridge/verge to eb traditional/black metal RWGs, joinery details.

**Attic floor plan of house amendments:**

No objection

**Roof Plan of outbuilding with studio amendments:**

No objection

**Materials:**

The site sits within the It is important the building sits well within the landscape and uses local materials.  Ironstone is the local material and was intergral to my support of the scheme initially.  Oolitic limestone is local to the south of the district and not appropriate in this location.  We need this large pile to be at one with its setting and avoid looking like a wedding cake.

The CDC 2011-2031 Local Plan states *‘The character of Cherwell’s built environment is diverse but distinctive…In the north of the District, the predominant traditional building material is ironstone, in the south, limestone.* We would be sure that the new building would take on a similar patina to the fine building stock we have in the north of the district.

I WOULD STRONGLY OBJECT TO A Cotswold Cream Limestone in this setting and traditional Ironstone character area.

**Conditions:**

Masonry panels with lime mortar/roofing material/joinery details/black metal RWGs

Traditional eaves/ridge/verge details.

**Best wishes**

**Joyce Christie**

**Conservation Officer**
**Design and Conservation Team**

**Place and Growth Directorate**

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