
Faraday House

Design & Access Statement

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Faraday House, Design & Access Statement

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1.0 Introduction

1.1 This Statement

This statement supports the planning application for the demolition of an existing extension and garage, the construction of a new extension and garage and the renovation of Faraday House, Sibford Ferris. The works will modernise the house, improve the sustainability & quality of the living spaces and make more of the site.

The planning application is made on behalf of our clients, Claire and Andy Evans. Andrews parents have lived at Faraday House since the 1960's, and the family has occupied it ever since. They themselves have lived there since 2016, and wish to make improvements that will provide them with a more flexible, sustainable family home for there family to continue living in.

1.2 Site and Existing Building

The site is located in Sibford Ferris, lying between Shipston-on-Stour and Banbury. It is 7 miles from Shipston and 8 miles from Banbury. It is outside both the Conservation Area of the village and the Cotswolds AONB.

The house is surrounded on all sides by garden, and sits on the end of a row of houses that jut into the countryside at the edge of the village.

The house itself is detached and is set back from the street, with a driveway and garden at the front. The street that it is located on is of varying architectural style and age. The existing house is a mediocre building in terms of design and build quality and aesthetically it is typical of the era in which it was built, with a reconstituted stone facade and concrete roof tiles. The doors and windows are thermally poor.

There is a poor quality extension in terms of material and form, which links the house to the garage.

1.3 Planning History

In June 2017, permission was granted for an extensive two storey extension in the location of the garage which would have increased the size of the house form a three bedroom property to a four bedroom property.



Satellite view of Sibford Ferris.

- Faraday House
- Cherwell Conservation Area

2.0 Proposed Design

2.1 Design Rational

The proposed design seeks to:

- Remodel internally to provide more cohesive living accommodation with a better flow and more practical use of existing spaces
- Work with existing fabric to save waste and emissions associated with demolition and greatly reduce the carbon footprint of the construction
- Install high performance glazing, additional insulation and external finish to improve thermal performance
- Improve the dated appearance of the existing house by re-proportioning the windows, lime rendering the exterior and simplifying details.
- Better connect internal spaces and day to day life with the garden and vista beyond
- Present a clear design whereby the proposed extension, garage and outhouse respect the existing house in terms of scale, materials and form.

The proposal is conceived to be of a high standard of design and will provide a positive contribution to area and one that relates to the setting. However, the aim is not to obliterate the existing form of the dwelling and where possible original features have been considered for reuse.

The scheme proposes to sympathetically enhance the existing house with sensitive contemporary additions. Natural building materials will be used through out the scheme to create a low carbon refurbishment, this is in line with NPPF 131 “designs which promote high levels of sustainability”

The proposal will evolve the appearance of the house away from the current, somewhat generic, aesthetic to one that engages and contributes to its context.



Design development south west view.



Design development north west view.



Existing south west view.



Existing north west view.

1.0 Introduction

2.2 Form, Scale & Appearance

The retrofitted property will keep its existing form and maintain the existing ridge height. Its newly proportioned windows freshen the aesthetic but maintain its domestic charm.

The extension is a simple well crafted 1 storey flat roofed structure that skirts around the existing building. Planting directly behind the parapet will cascade down the facade softening the edges.

2.3 Materials

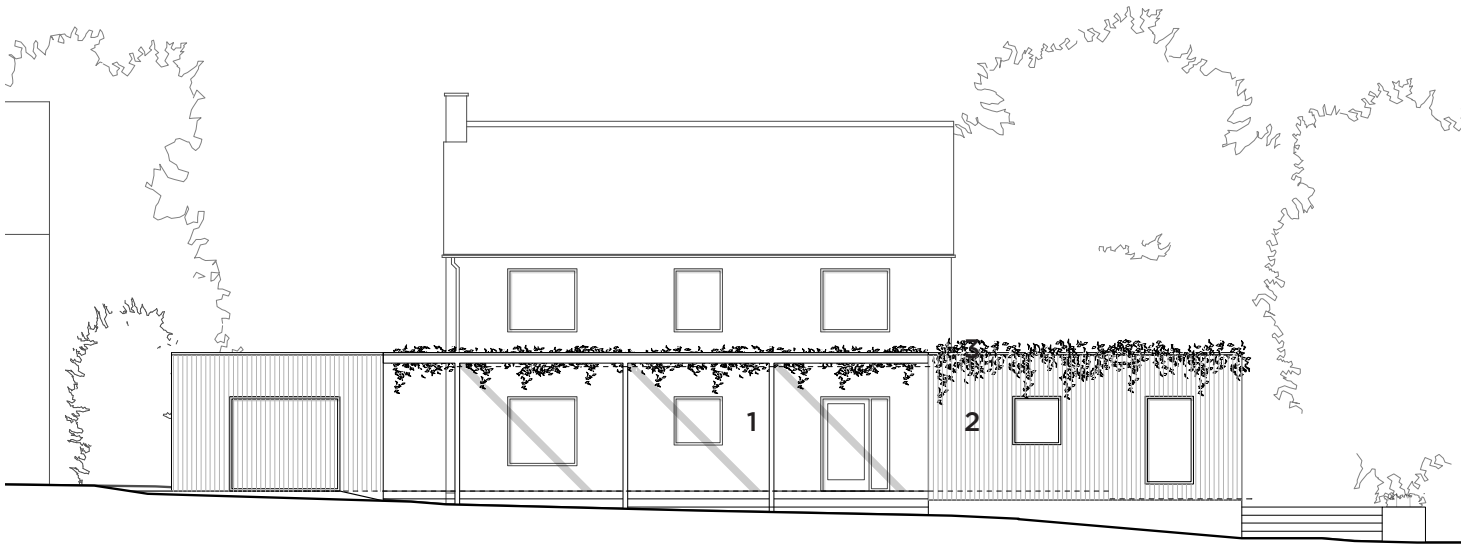
The current reconstituted stone block is porous and becomes saturated by driving rain, this results in high humidity levels within the house and an unhealthy internal environment. The proposed lime render creates a breathable waterproofing layer which promotes a healthy dry home and improves the thermal efficiency of the house. Its finish will be a natural coloured rough cast which will be created by using the traditional Tyrolean flick method. This will create a textured surface which will age well and compliment the villages colour palette.

The use of vertical timber cladding to the proposed extension directly references the adjacent trees, whilst offering a low cost, low embodied carbon way of improving the aesthetic of the house. The rendered brick plinth makes reference to the building's 50's origin and adds weight, grounding the 'design'.

2.4 Sustainability

The owners have a desire to lead a more sustainable lifestyle and the proposed remodelling will include significantly upgrading the thermal performance of the building fabric with internal wood-fibre insulation, as well as upgrading windows to high performance glazing and improving the overall building airtightness. Reusing the existing building fabric reduces waste whilst the insulation reduces energy demand. The increased thermal performance ensures a quick response time to heating the house which suits the needs of a busy family who are in and out throughout the day.

The new building fabric will have U-values which will surpass Part L of the building regulations and is in line with NPPF Paragraph 11 in favour of sustainable development.



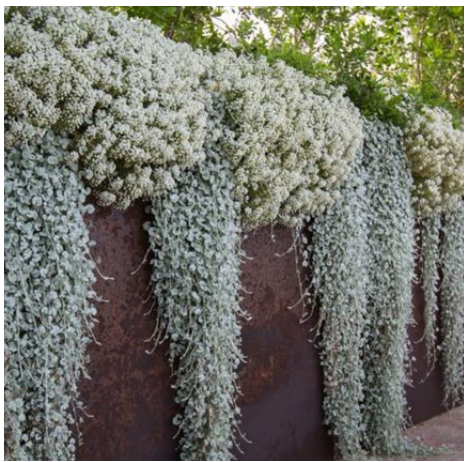
Proposed North Elevation



1. Textured lime render.



2. Untreated timber cladding.



3. Trailing plants.

2.0 Proposal

2.4 Landscape

The RPAs of the nearest large trees have been taken into account in the design of the new extension and where necessary care will be taken in construction to mitigate any possible harm to the trees. Design for the foundations of the new element have been considered accordingly. The site is large enough that construction can occur whilst avoiding encroaching on the RPA areas.

Parking will move to the north of the site and will be finished with a permeable, surface.

2.5 Access

Access to the property will be slightly altered; the existing opening to the wall will require modification. Woodway Road is 30mph adjacent to the site but changes to national speed limit shortly after passing the existing entrance.

The proposal seeks to move the entrance 20m Eastwards along Woodway Road. The split granite surface connecting to the road will be relocated along with the new entrance.

It is noted that the existing junction visibility splay does not meet guidance of the Manual for Streets and that the proposed altered access would improve visibility in both directions.

2.6 Drainage

The remodelled house will utilise the existing drainage runs on the plot for both foul and storm water. The proposed extension will have an minimal increase to the surface area of roof over that of the existing garage.

