



Burdrop Farmhouse, Burdrop

Design & Access Statement

Re: Extension and alterations

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1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of a planning and listed building applications for extension and internal alterations at Burdrop Farmhouse, Burdrop.

12.0 Site Location & Physical Context

2.1 Burdrop Farmhouse is located on the north side of Burdrop, a small village in the North of Oxfordshire, within the Cherwell District. The village is roughly split into halves by main roads running on North / South and East / West axis, connecting to the adjoined villages Sibford Gower and Sibford Ferris. The main house and application site are within the Sibford Gower & Burdrop conservation area. Adjacent land (blue lined on aerial photograph below) in the ownership of the property is outside the conservation area.



Aerial view of the Burdrop Farmhouse block

2.2 Burdrop Farmhouse is set within a small cluster of residential properties accessed off a small private road running north / south off 'Acre Ditch'. The property includes a small annexed garage which is part of a rebuilt dovecote / barn that was formerly entirely part of the agricultural holding (house part now in separate ownership). The residential properties to the south and west of Burdrop Farmhouse are all relatively modern.

3.0 Listing Details

- 3.1 List Entry Number: 1046799
Date Listed: 20th September 1988
Status: Grade II
National Grid Reference: SP 35712 37914

Burdrop Farmhouse GV II Farmhouse now house. Mid C18 with C20 alterations. Squared, coursed ironstone. Steeply pitched C20-tile roof. Stone coped gables with moulded kneelers. Renewed blue brick end stacks. 3-unit plan plus extension on right. 2 storeys plus attic. 3-window range. Entrance off-centre to left has panelled/glazed door and hood. C20 windows to left on both ground and first floors within original openings; 3-light metal casements on right on both ground and first floors. Wood lintels throughout. Lower single-storey service extension on right. Interior not inspected.

4.0 Recent Planning History / Pre-Application Consultation

- 4.1 During the last 20 years there have been a number of planning and listed building applications associated with Burdrop Farmhouse. These predominantly relate to the adjacent barn / dovecote barring an approved application for replacement doors to the main house (2001).
- 4.2 A pre-application regarding prospective changes was discussed with Cherwell District Council during 2019 and has informed proposals contained in this application. No formal pre-application report has been issued by CDC to date.

5.0 The Proposed Development (Use / Amount / Layout / Scale)

- 5.1 This application details proposals for alterations within the existing house and the intention to replace the part of the building containing the existing Kitchen.
- 5.2 It is proposed that the existing staircase in the house be replaced. The current staircase is modern and is of late 20th century construction. The stair is formed in softwood and its proportions mean it is highly impractical. No furniture can easily be taken to the upper storeys. The proposed staircase would be larger than the current stair and would require some adjustment of modern partitions which surround it.
- 5.3 In addition to the partition alterations described above it is proposed that other modern partitions be removed / replaced (refer to drawings).
- 5.4 It is proposed that the existing Utility have its window replaced by a door. It is understood there may have been a doorway in the proposed position historically. Associated with this change, it is proposed a small courtyard be formed outside the proposed back entrance. This would allow an unsafe and unsightly portion of external ground to be rationalised. It is proposed that the patio be guarded from higher surrounding ground by banked land to its perimeter.
- 5.5 A new staircase is proposed to link the main house with its integral but annexed room at first floor level. This room may have been a grain store or similar historically. Access is currently via

stone external steps. This part of the structure is in very poor repair. The prospective access stair and associated conversion works would help make the room a more integral part of the house and would help to justify the notable cost that will be involved in its repair.

- 5.5 It is proposed that the part of the existing building which contains the Kitchen (at the East end) be completely replaced (with an extended footprint). The proposed structure would be in the style of the existing with stone walls with plain roof tiles to match the existing. Materials we be salvaged from the existing if possible. The intention is to create glazed apertures on all sides with rooflights in the roof over. The larger door apertures to the North and South are proposed to be partly covered by timber screens.