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## Birch Hill- Burdrop

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Book 2: Design Statement  
First Issued: July 2020

Job No: 251

# Contents

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## Birch Hill- Burdrop

- 1.0 Site Location
- 2.0 Site Analysis
- 3.0 Existing Photos
- 4.0 Existing Drawings
- 5.0 Planning History
- 6.0 Sustainability Objectives
- 7.0 Proposal
- 8.0 Proposed Drawings

## INTRODUCTION

This statement supports a 'Permitted Development: Proposed Use' application for Birch Hill, Burdrop, OX15 5RQ.

The owners, for whom this statement has been prepared, have been letting the property to tenants, but will be moving in themselves once the works are complete.

These proposed works enable the owner to have a thermally efficient, low energy dwelling that suits their needs without needing to build a carbon costly extension. The proposed works subtly updated the exterior of the building whilst ensuring that it is still in keeping with the surrounding buildings.

# 1.0 SITE LOCATION

Birch Hill



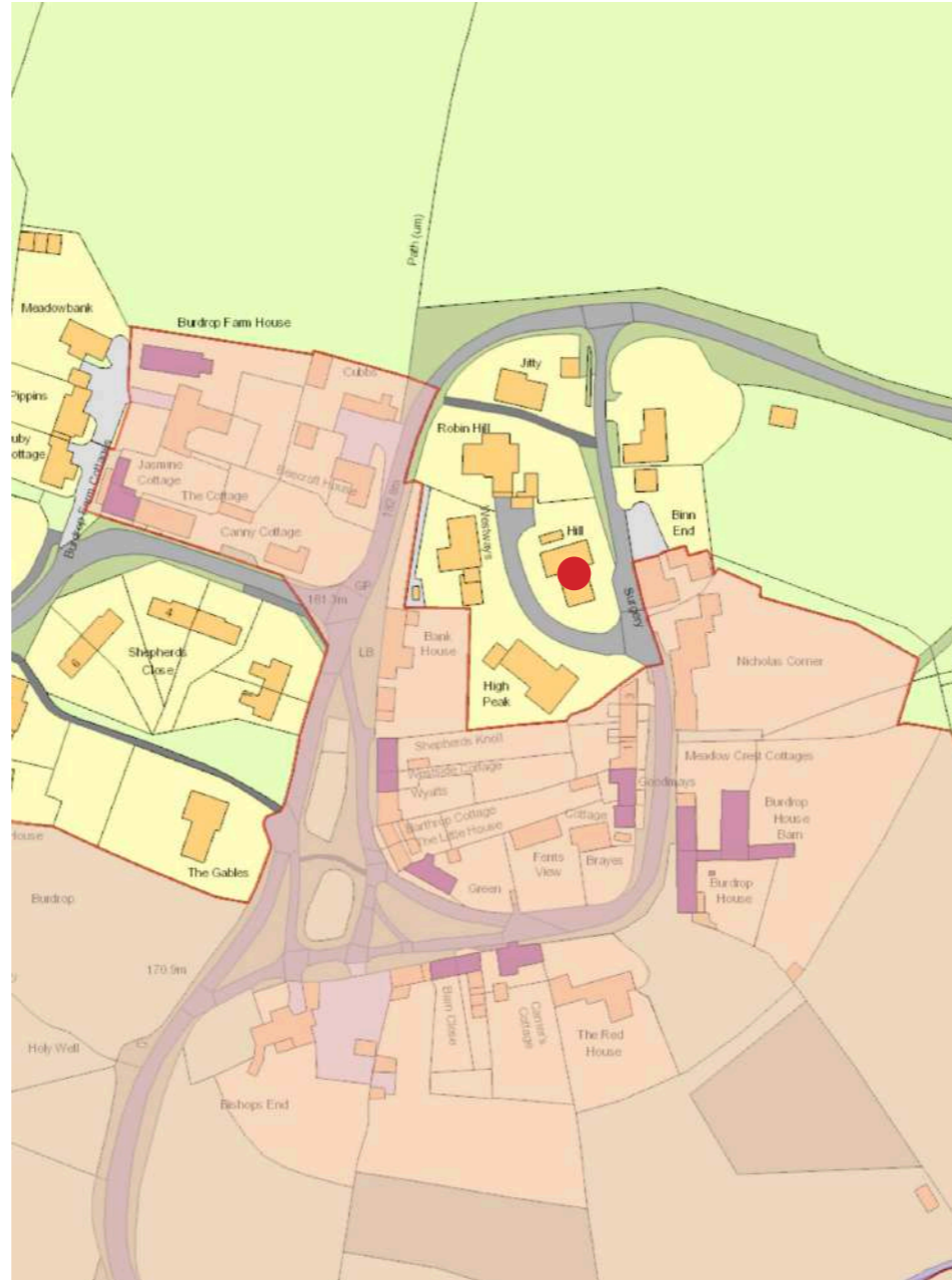
## LOCATION

Burdrop is a village in Sibford Gower civil parish, about 6.5 miles west of Banbury in Oxfordshire.

Birch Hill is located in an elevated position to the north-east of the village. It lies outside the Sibford Gower and Burdrop Conservation Area but is visible from within it.

(Map above)

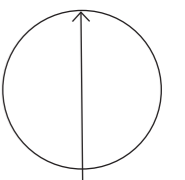
- 1. Burdrop
- 2. Sibford Ferris
- 3. Sibford Gower

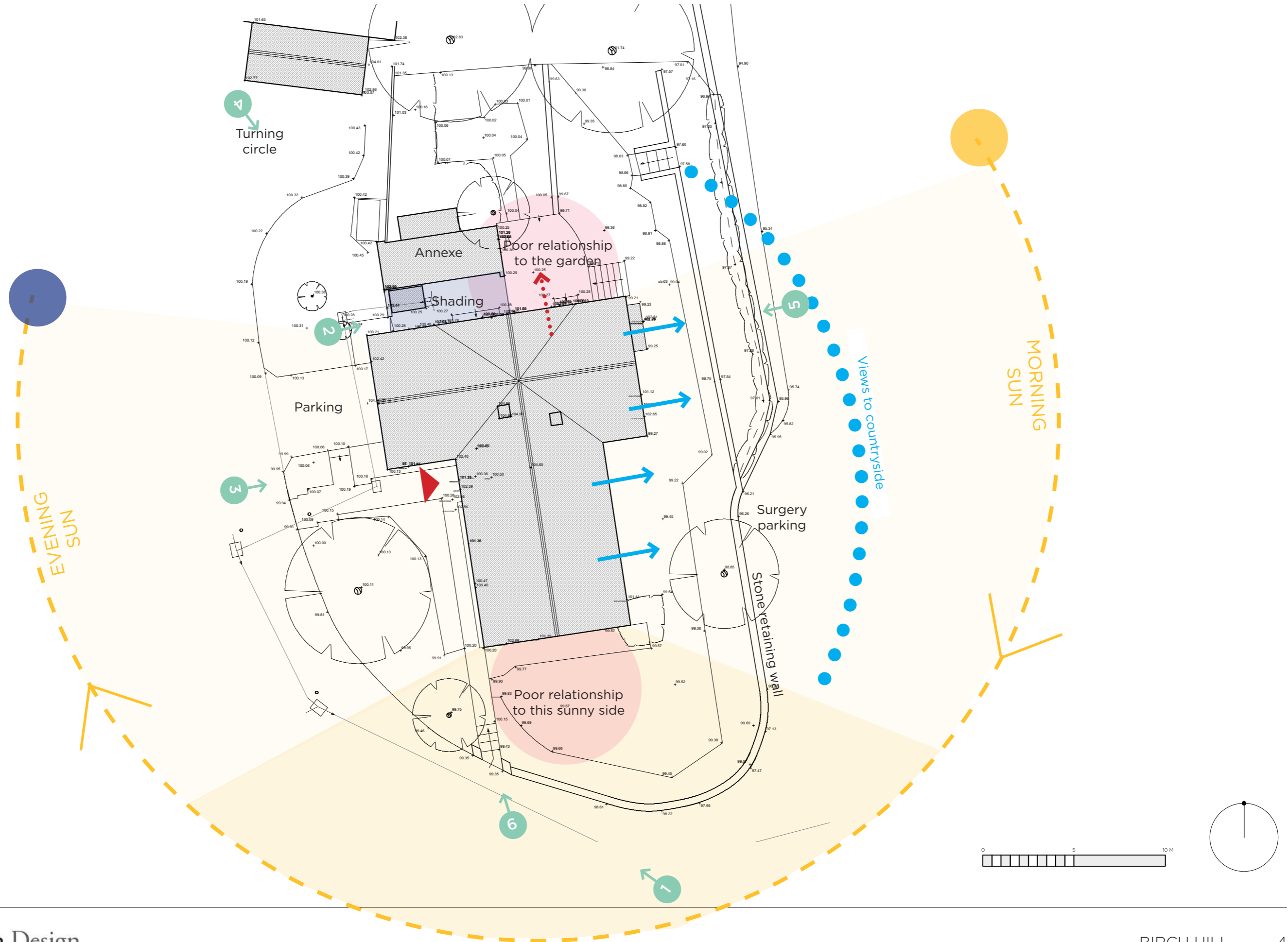


SIBFORD GOWER & BURDROP CONSERVATION AREA



AERIAL VIEW





### 3.0 EXISTING PHOTOS

#### Existing Photos

Birch Hill is one of four bungalows located on a raised site just outside of the Conservation Area in Burdrop. Birch Hill is located to the eastern edge of the cul-de-sac so benefits from long reaching views across the countryside from its elevated position.

The house is clad in ironstone with rendered panels. The doors and windows are white UPVC with large silvered timber beams above key openings. The concrete tiled roof has a shallow pitch and wide overhanging eaves.

A brick annexe has been built to the north of the house which blocks the light and views of the garden on this side.



1. View up the cul-de-sac of the south elevation



2. View between the annexe and the house



3. View of the existing garage and the front porch



4. View south east of the house with the existing brick annexe and garage.



5. View of the house from the road below

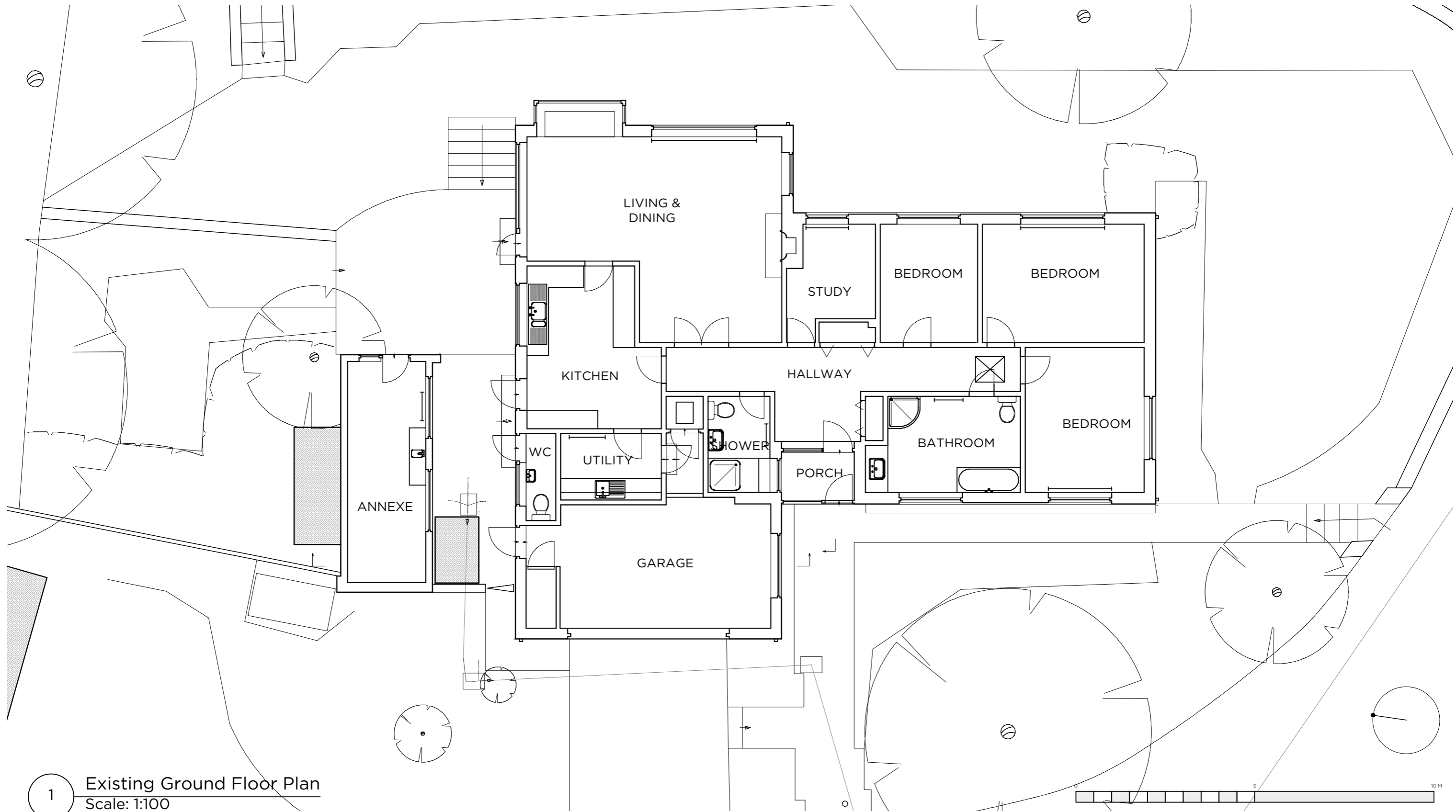


6. View of the south elevation

## 4.0 EXISTING DRAWINGS

Note:

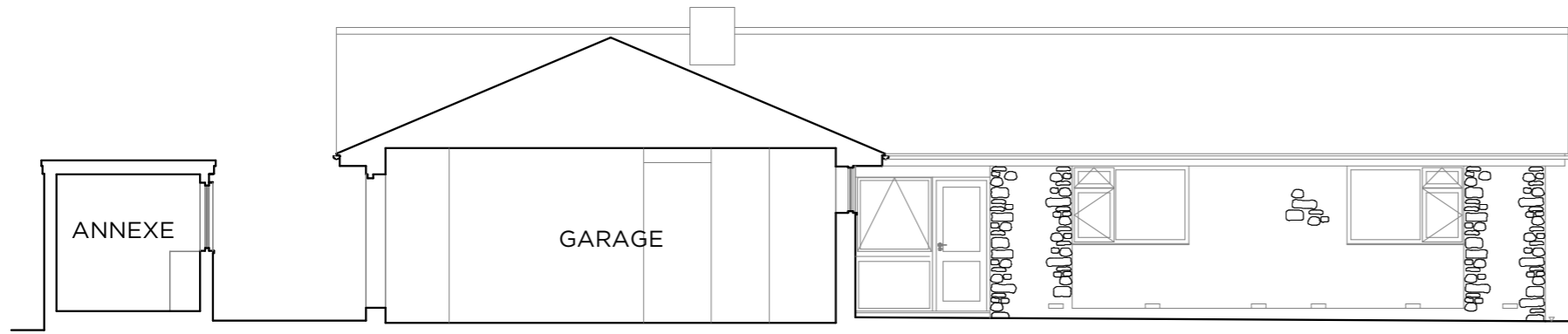
All levels and dimensions to be site surveyed and confirmed by the contractor. See also architectural details, mechanical and electrical intent layout and structural engineers drawings and specifications. Door and windows manufacturer to produce shop drawings for comment before manufacture. All details are intent only, to be finalised by the contractor. Drawings subject to statutory approvals.



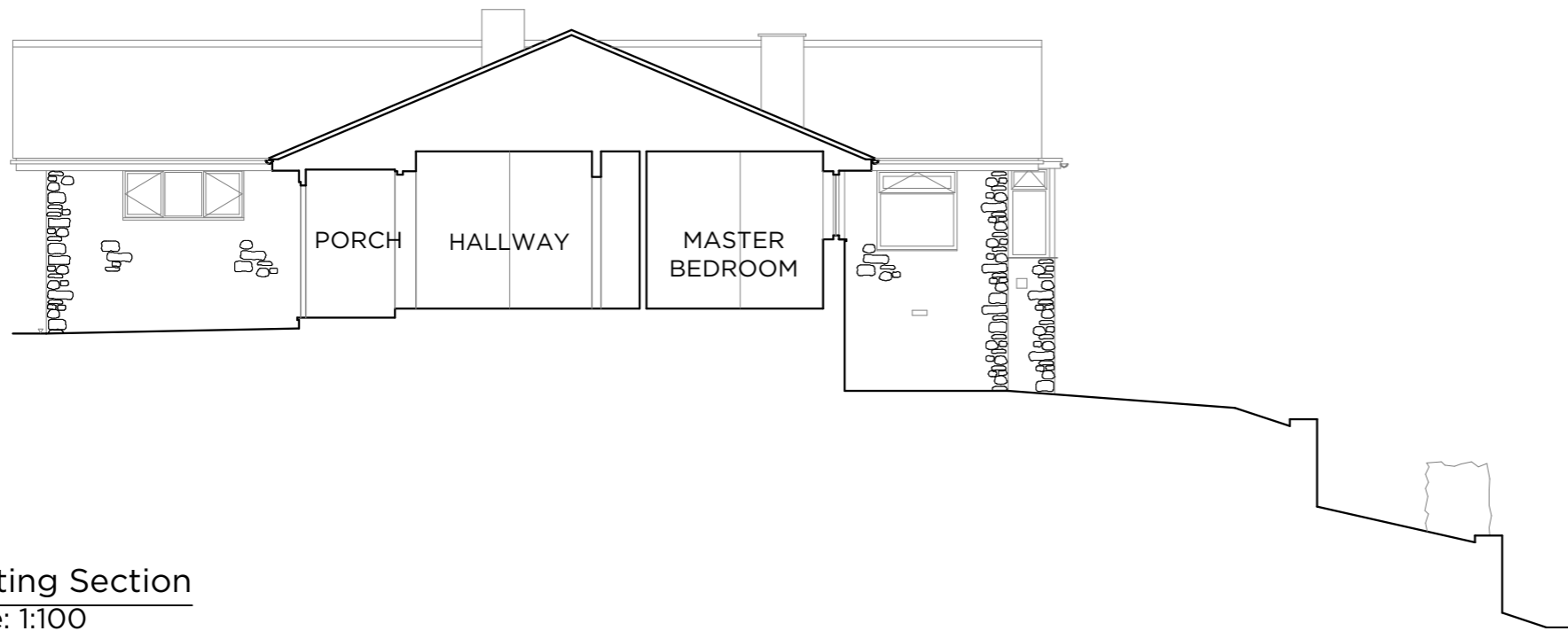
1 Existing Ground Floor Plan  
Scale: 1:100

Note:

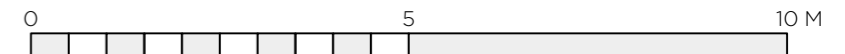
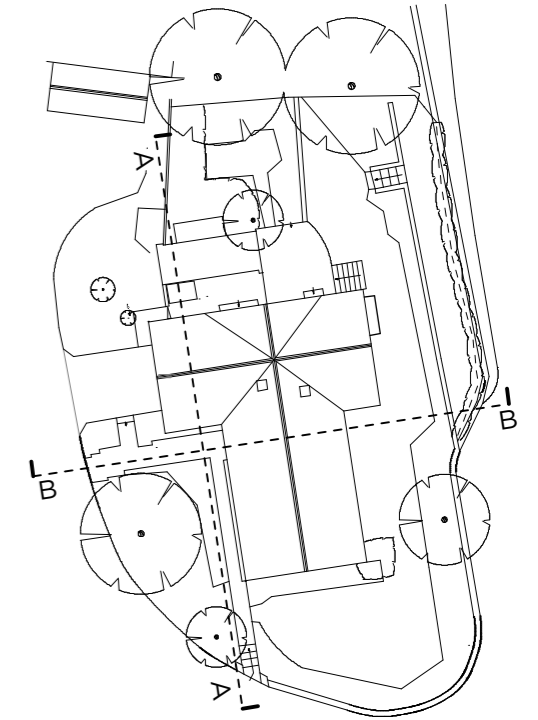
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A Existing Section  
Scale: 1:100

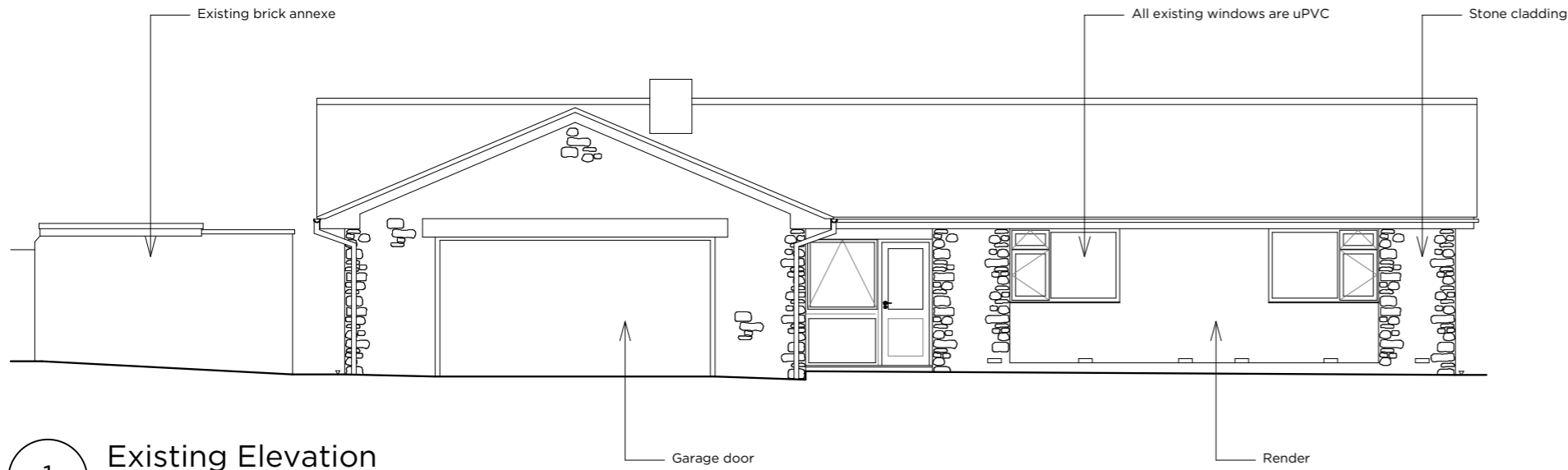


B Existing Section  
Scale: 1:100

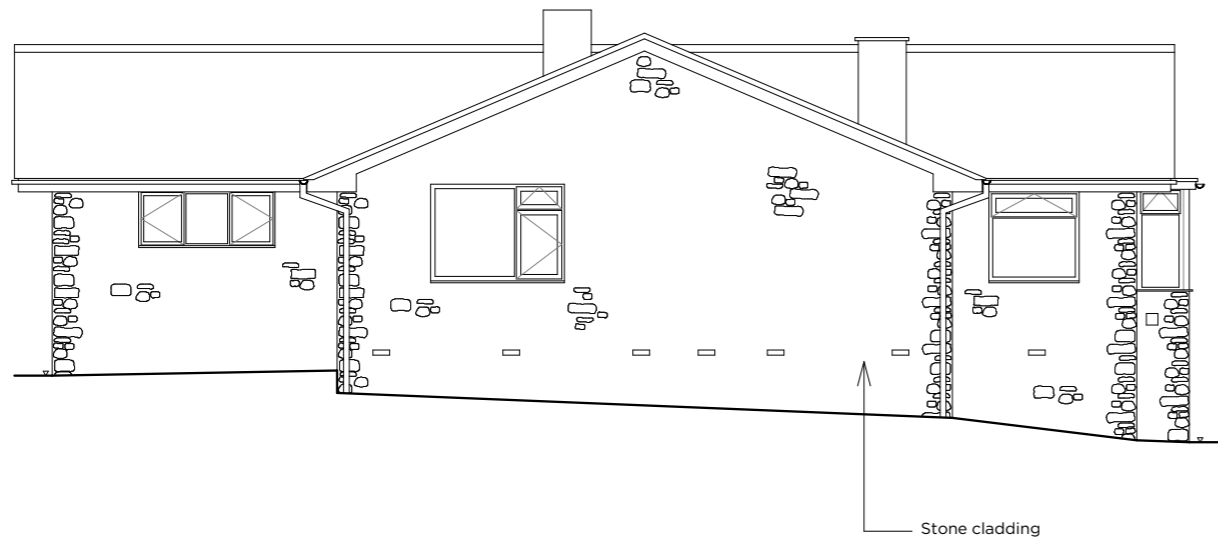


Note:

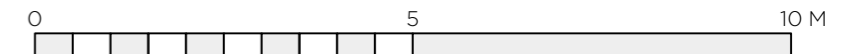
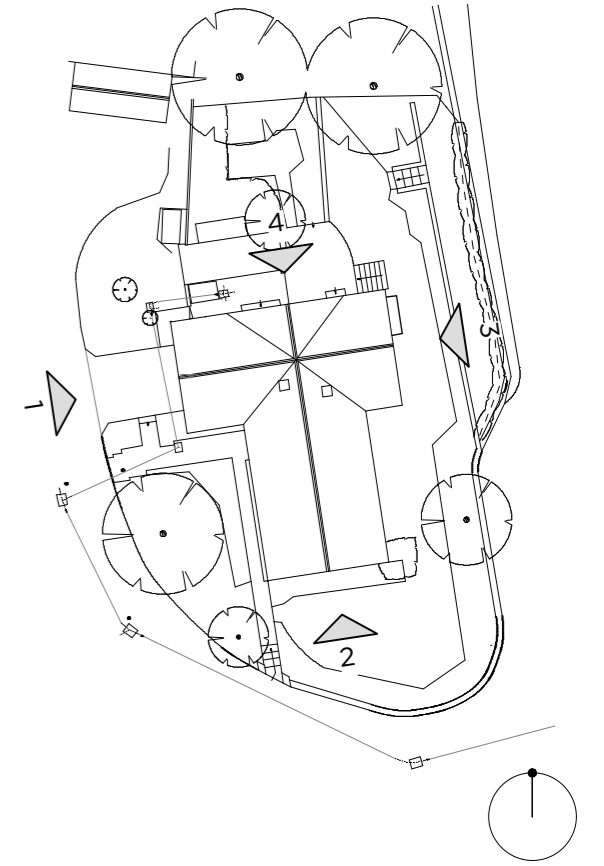
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1 Existing Elevation  
Scale: 1:100



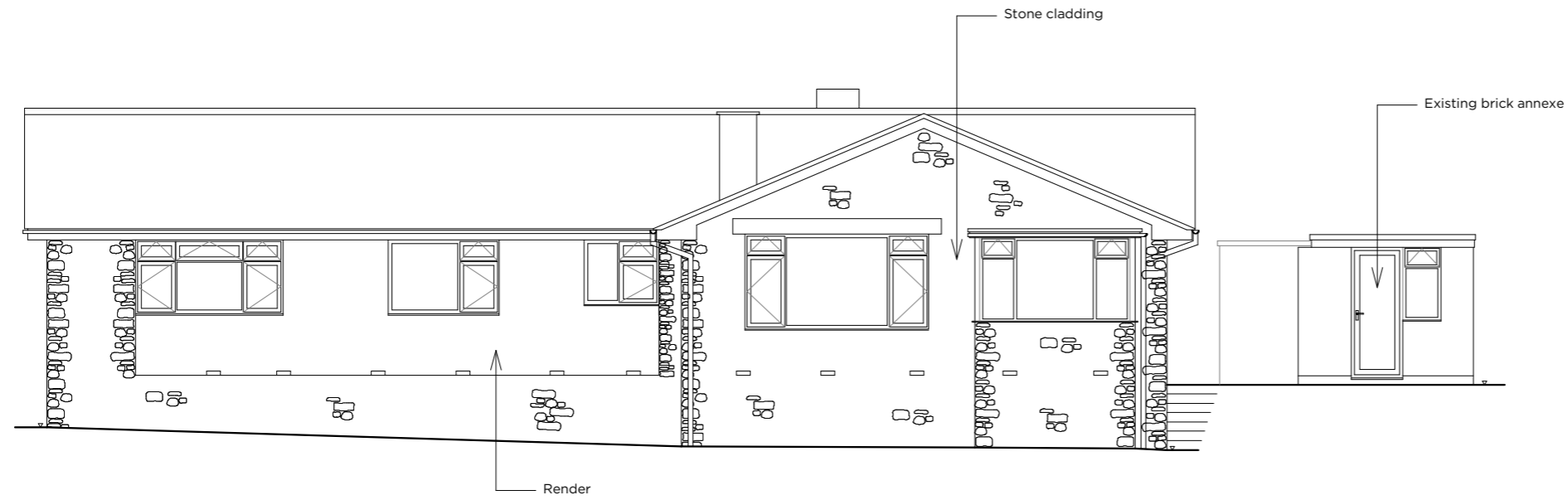
2 Existing Elevation  
Scale: 1:100



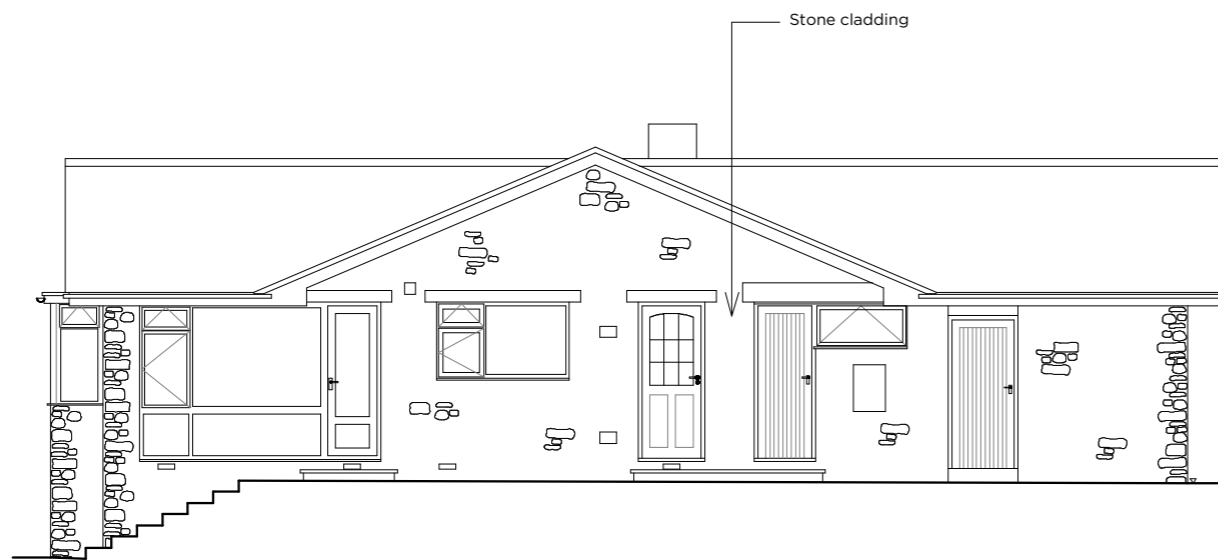
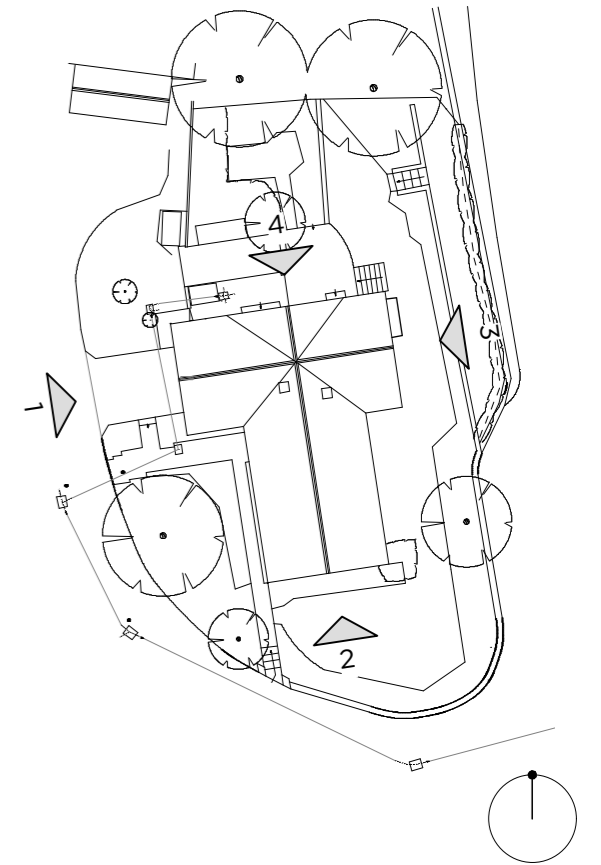


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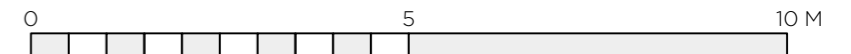
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3 Existing Elevation  
Scale: 1:100



4 Existing Elevation  
Scale: 1:100



## 5.0 PLANNING HISTORY

### PLANNING HISTORY

Other relevant planning applications to the property include:

#### 11/01866/4 - Permit

Side extension to provide additional residential accommodation

#### 09/00427/F - Permit

Side extension to provide additional residential accommodation

#### 08/02363/F - Refused

Side extension to provide additional residential accommodation

ISO A1 sheet size



09/00427/F Proposed drawings

Rev A - 27 Jan 2012 - (adding to side elevation altered, as agreed with the Local Planning Authority).

**Cleford Essex Associates**

45 North Bar, Barbury, Oxon, OX18 0TH,  
Telephone: 01295 231708 Fax: 01295 288000.

**Project** Birch Hill, Burdop, Oxfordshire.  
**Proposed side extension.**

**Drawing** Part floor & part site plans, elevations and sections as proposed.

**Scale** 1 : 100 & 1 : 50

## 6.0 SUSTAINABILITY OBJECTIVES

The owners have commissioned a report on the performance of the existing bungalow by Cosy Homes Oxford.

The report found that the existing building has substantial heat losses through the existing suspended timber floor, cavity walls and roof.

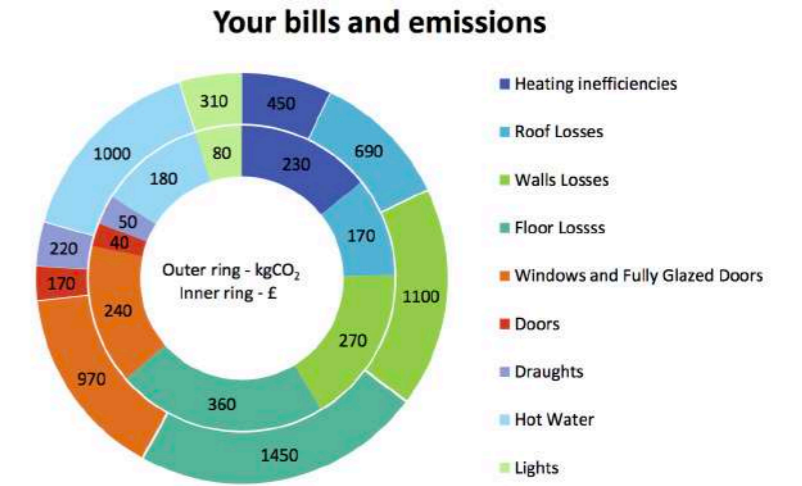
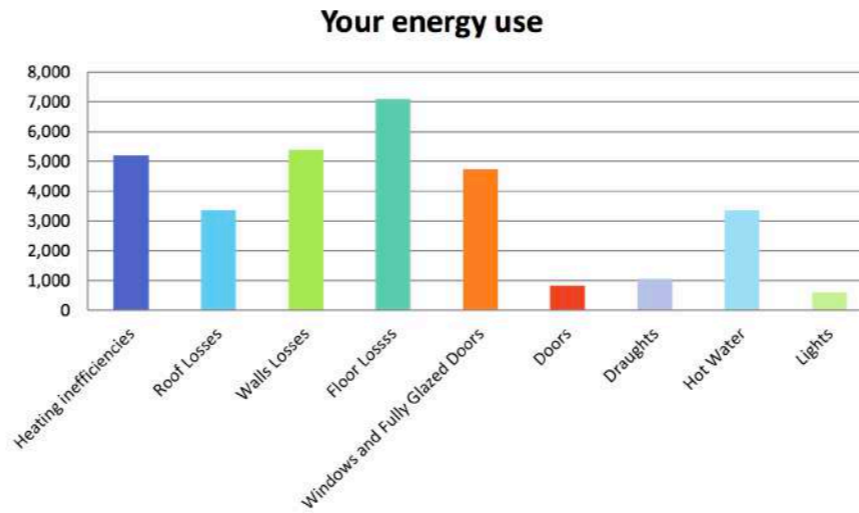
95% of the existing windows are double glazed; however, the age of these windows is unknown and their effectiveness is limited.

The owners aims are to:

- Improve the thermal efficiency of the existing building with new internal wall insulation, floor and roof insulation. The chimney's are to be removed to prevent heat loss at these locations.

- Replace all windows and doors with triple-glazed composite alternatives.

- Use renewable energy sources. Replace the existing oil based heating system with an air source heat pump. Other low-energy systems such as PV roof panels and mechanical ventilation heat recovery (MVHR) are also proposed.



Proposed Plan			EPC rating		Estimated Fuel Bill (annual)		tCO <sub>2</sub> (annual)	
Name	Cost	Cumulative	Currently	Becomes	Currently	Becomes	Currently	Becomes
Low energy lighting	£60	£60	54.76 D	55.02 D	£1,486	£1,478	8.02	7.99
300mm loft insulation from 150mm	£643	£703	54.76 D	57.06 D	£1,486	£1,409	8.02	7.61
Block open chimneys	£300	£1,003	54.76 D	57.88 D	£1,486	£1,386	8.02	7.48
Insulated floors (50mm) from suspended timber floor	£4,334	£5,337	54.76 D	62.50 D	£1,486	£1,235	8.02	6.65
Extract failing cavity wall insulation, refill and add external insulation	£17,404	£22,741	54.76 D	66.80 D	£1,486	£1,091	8.02	5.86
Part L insulated doors - 2 external doors	£1,560	£24,301	54.76 D	67.22 D	£1,486	£1,077	8.02	5.78
Triple glazing from double glazing of unknown age	£13,589	£37,890	54.76 D	68.75 C	£1,486	£1,027	8.02	5.50
ASHP with new radiator central heating and hot water	£18,000	£55,890	54.76 D	75.69 C	£1,486	£800	8.02	3.15
Install PV system where potential has been identified	£6,300	£62,190	54.76 D	85.08 B	£1,486	£469	8.02	1.85
EPC House or Bungalow	£96	£62,286	54.76 D	85.08 B	£1,486	£469	8.02	1.85
Humidity controlled kitchen extractor	£300	£62,586	54.76 D	85.08 B	£1,486	£469	8.02	1.85
Humidity controlled extractors per wet room	£540	£63,126	54.76 D	85.08 B	£1,486	£469	8.02	1.85
Humidity controlled passive ventilation to non wet rooms	£360	£63,486	54.76 D	85.08 B	£1,486	£469	8.02	1.85
<b>Package Cost</b>	<b>£63,486</b>				<b>Reduction</b>	<b>68%</b>	<b>Reduction</b>	<b>77%</b>

## 7.0 PROPOSAL

These proposed works enable the owner to have a thermally efficient, low energy dwelling that suits their needs without needing to build a carbon costly extension. The proposed works subtly updated the exterior of the building whilst ensuring that it is still in keeping with the surrounding buildings.

The property will be thermally upgraded with new internal insulation to walls, roof and floors and replacement triple-glazed windows and doors. Low-energy systems such as PV roof panels and mechanical ventilation heat recovery (MVHR) are also proposed.

The proposed works affecting the exterior consist of:

- Removing the existing brick annexe to the north of the house and make good the garden boundary wall.
- Replacing the existing uPVC windows to the house with new triple glazed units. In some cases the existing opening size will be altered or a new opening made (please see the proposed drawings for more information.)
- Add two rooflights to the existing roof.
- Removing the existing front porch and replacing the existing inner front door with a new triple-glazed alternative with side light.
- New triple glazed sliding doors to the south side of the property with a timber decked area.
- PV panels to the roof.
- Lime washing the existing stone cladding and replacing the rendered sections with vertical timber cladding.
- Converting the existing garage to bedrooms and in-filling the existing door opening. The external appearance of this will be vertical timber cladding with two new window openings to the new bedrooms.
- Replacing existing plastic fascias with treated timber alternatives.
- Replacing existing plastic guttering and downpipes with galvanised metal alternatives.
- Removing the existing chimneys. Repairing the existing roof with tiles to match the existing.



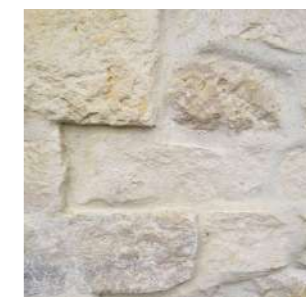
Proposed view looking north east



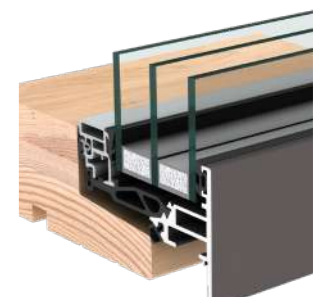
Proposed view looking south west



Proposed larch cladding to replace existing rendered areas



Example of lime-washed stonework



Proposed triple glazed composite windows

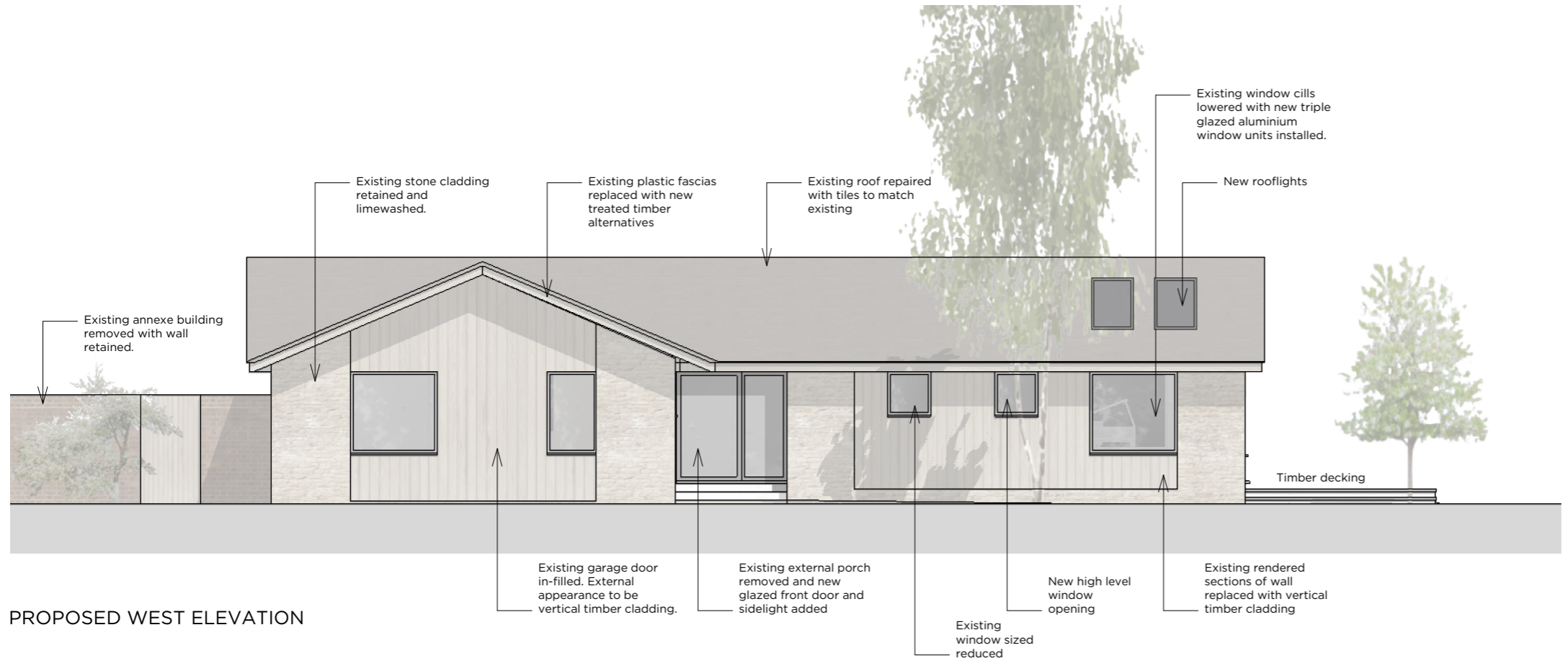
# 8.0 PROPOSED DRAWINGS

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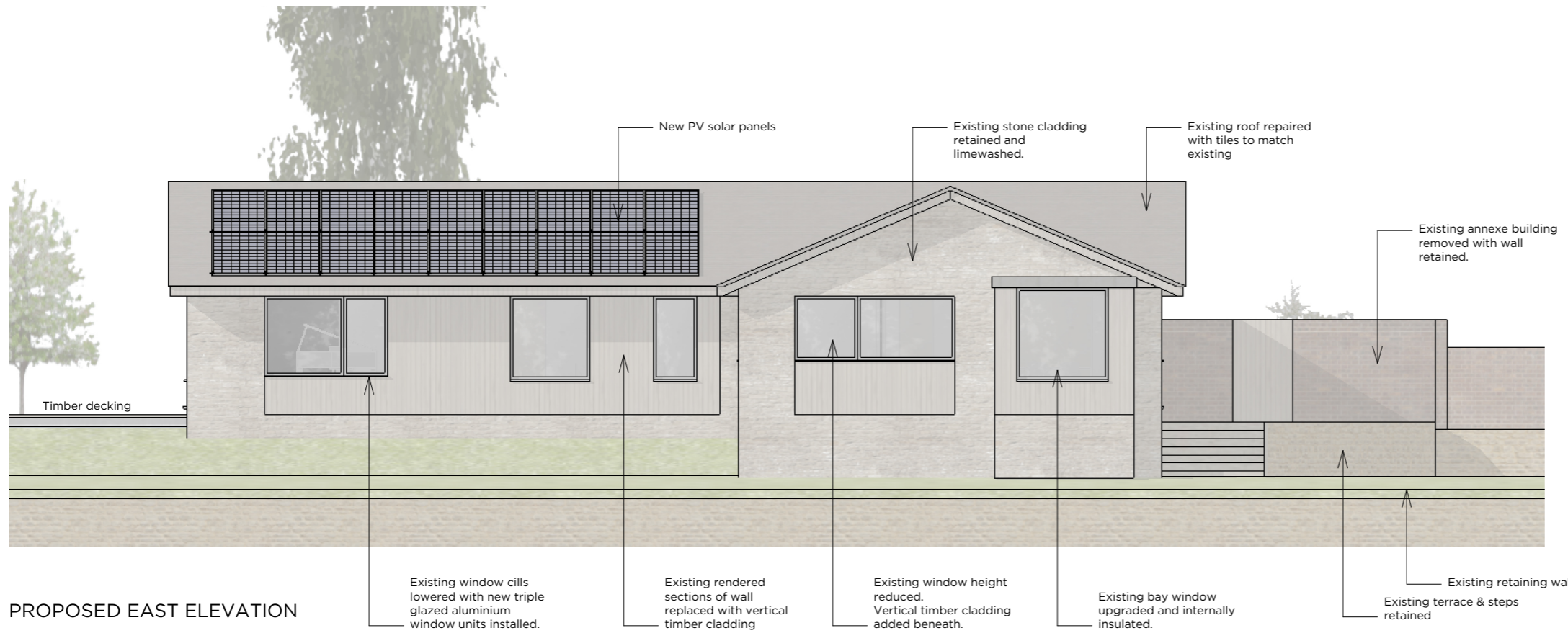
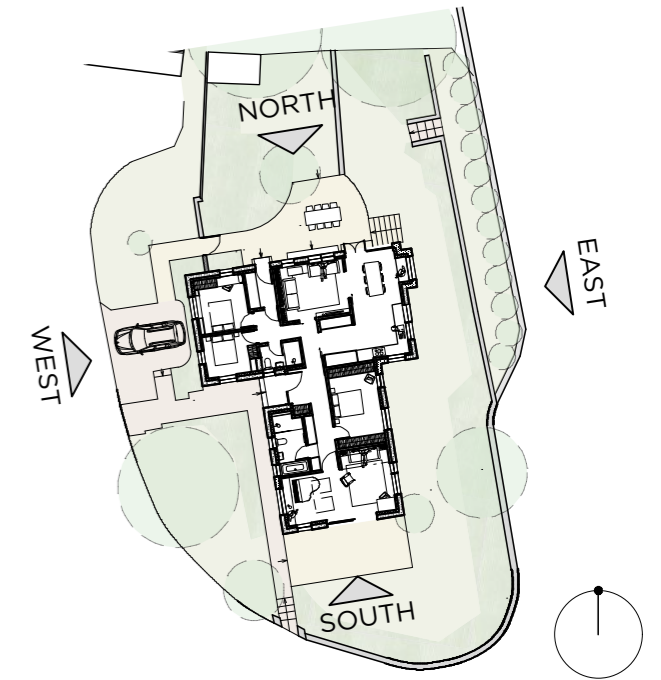


**KEY**  
 Existing walls  
 New walls & internal insulation

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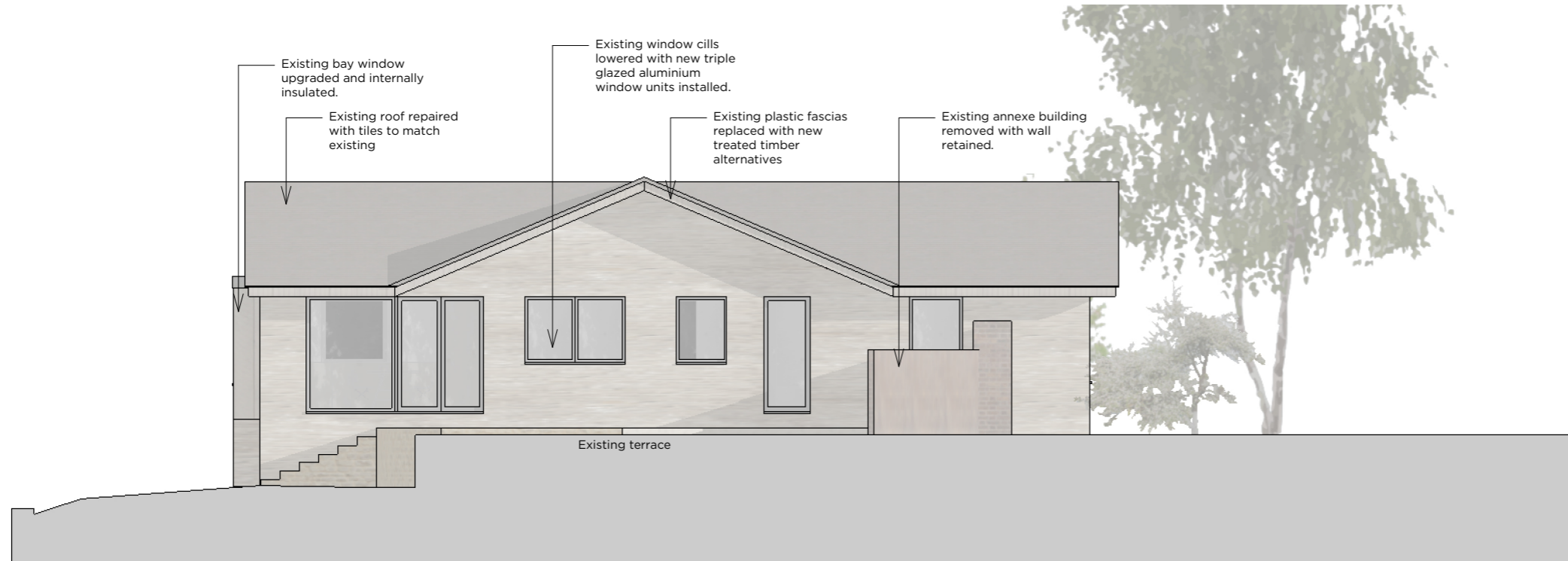


PROPOSED WEST ELEVATION

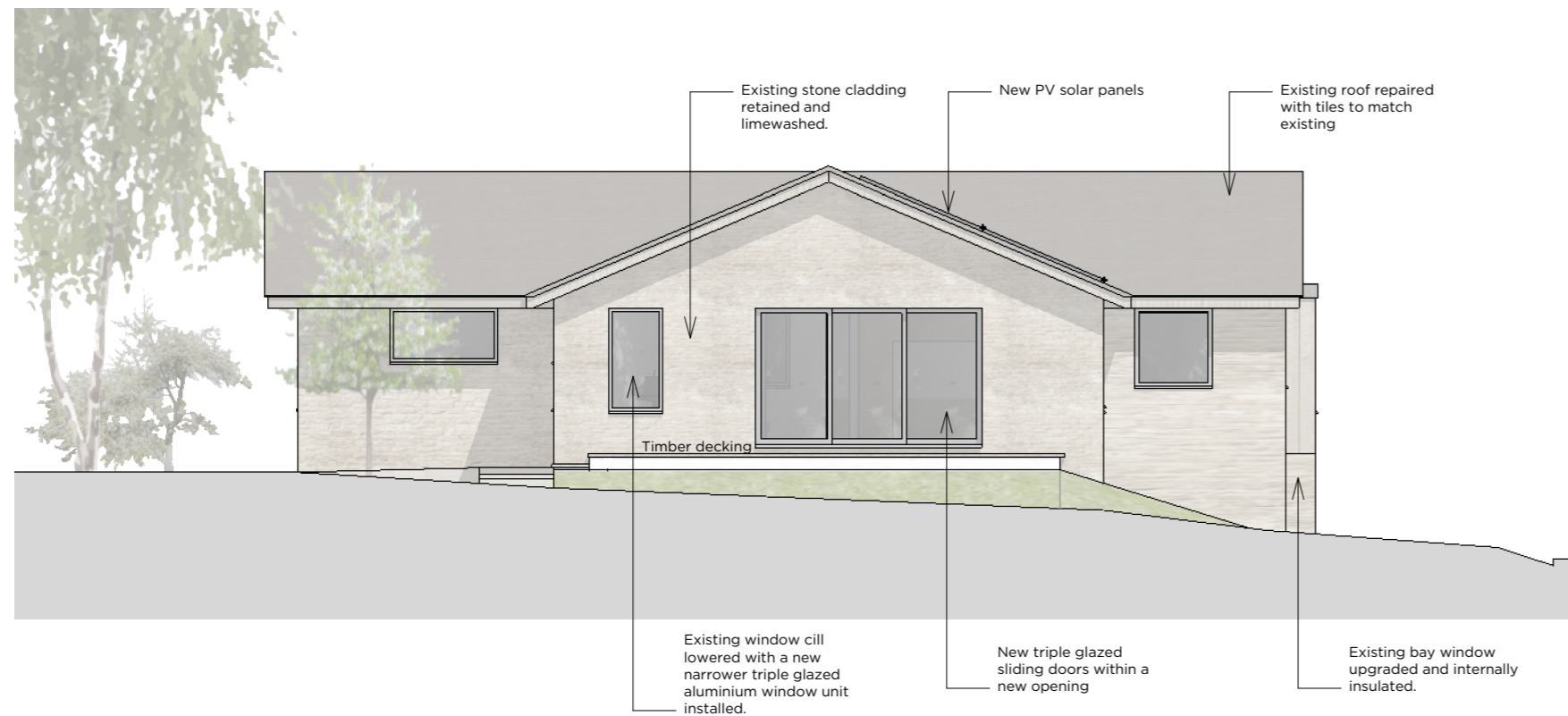
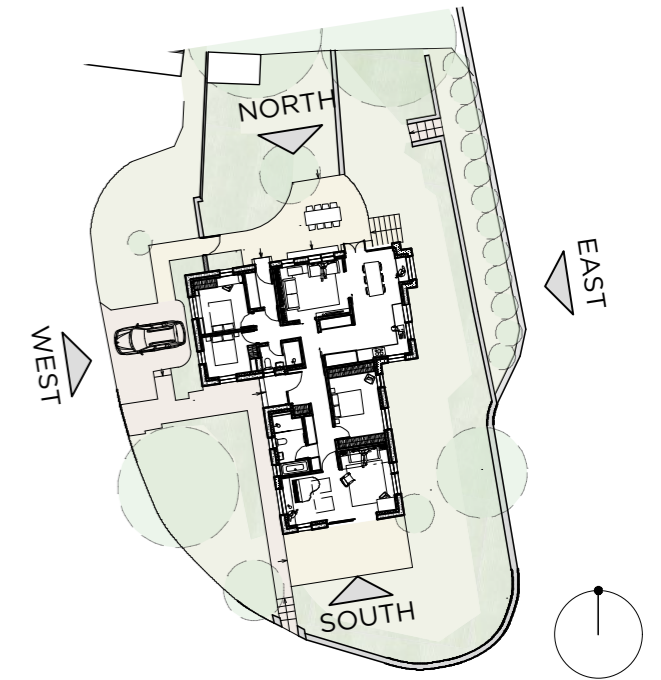


PROPOSED EAST ELEVATION

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PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION