

# Architectural Design Document

Proposed Single Dwelling for Multi-Generational Living (Para 79 house)  
+ Landscape Enhancements and Associated Works

Oxpens, Wiggington, Banbury, Oxfordshire, OX15 4JZ



JULY 2020

(This document should be printed on A3)

THIS DOCUMENT SHOULD BE READ IN CONJUNCTION WITH:

**Seymour-Smith Architects:**

117-L-01	Site Location Plan	1:1250 @ A1
117-P-01 D	Site / Roof Plan	1:500 @ A2 / 1:250 @ A0
117-P-02 D	Ground Floor Plan	1:200 @ A2 / 1:100 @ A0
117-P-03 D	First Floor Plan	1:200 @ A2 / 1:100 @ A0
117-S-01 D	Sections A & B	1:200 @ A3 / 1:100 @ A1
117-S-02 D	Sections C & D	1:200 @ A3 / 1:100 @ A1
117-S-03 D	Sections E & F	1:200 @ A3 / 1:100 @ A1
117-S-04 D	Sections 1 & 2	1:200 @ A3 / 1:100 @ A1
117-S-05 D	Sections 3 & 4	1:200 @ A3 / 1:100 @ A1
117-E-01 E	Elevations	1:200 @ A2 / 1:100 @ A0
117-B-01 A	Barn drawings as Existing	1:100 @ A3
117-B-02 A	Barn drawings as Proposed	1:100 @ A3
117-V-01	3d studies	not to scale @ A3

**SEED Landscape Design:**

OXO_002 (Developed masterplan)_Stage 3
OXO_005 (Design Development Document)_Stage 3 (in 4 sections)
OXO_006 (new woodland section)_Stage 3
OXO_007 (meadow and lake section)_Stage 3
OXO_008 (damp wood bats and birds)_Stage 3
OXO_009 (visual assessment)_Stage 3

**Hughes Planning**

Design & Access Statement

**Ecology by Design:**

Preliminary Ecological Appraisal
Great Crested Newt eDNA Survey Results
National Vegetation Classification Survey
Biodiversity Impact Calculator & spreadsheet

**Cotswold Wildlife Surveys:**

Trees and Construction BS5837 Tree Survey Assessment

**Canopy Landscaping & Arboricultural**

Tree Inspection Update June 2020

**Energy Zone**

Concepts for Heating, Power & Ventilation

**Clive Onions Consulting Civil Engineer**

Flood Risk Assessment & Drainage Strategy

**The Design Review Panel**

Review 1 - 15th November 2019
Review 2 - 13th February 2020
Review 3 - 22nd April 2020

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**SEYMOUR-SMITH ARCHITECTS**

North Wing, Barton-on-the-Heath, Moreton-in-Marsh, GL56 0PJ  
01608 674 153 - info@seymoursmith.co.uk - www.seymoursmith.co.uk

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# INTRODUCTION



Oxpens  
Wigginton, Oxfordshire



OXPENS

**Oxpens, The Meadow, Wigginton**  
Banbury, Oxfordshire, OX15 4JZ (nearest postcode)

A rare opportunity to create a very special idyllic rural retreat

- Proposed accommodation lobby, kitchen, open plan living room, one bedroom, bathroom
- Impressive amenity lake
- Attractive block of permanent pasture
- Woodland area
- Extending to circa 18.17 acres
- Delightful rural location

Banbury 01295 271555  
banburyagency@fishergerman.co.uk  
fishergerman.co.uk

An idyllic rural retreat

**Description**  
Wigginton is a desirable village situated in attractive surroundings North Oxfordshire countryside close to the Cotswolds. It is located between the market towns of Chipping Norton and Banbury. The village has a public house, parish church and playground, with further amenities found at Hook Norton (2 miles), Blunham (4 miles) and Desington (8 miles). Local farmhouse is close by (3 miles).

Access to the M40 motorway can be gained at Junction 11 (Banbury). Mainline Rail from Banbury to London Marylebone (from 53 minutes).

**Accommodation**  
The detached stone barn is situated in a peaceful rural location, accessed via a long private track, offering fabulous countryside views and a unique and rarely available opportunity to create a weekend retreat, or indeed a fabulous home. Charnell District Council granted Change of use of agricultural building to a dwelling house and associated operational development on the 17<sup>th</sup> June 2016, under application ref 18/00063/056.

The proposed barn conversion comprises an entrance lobby, open plan living room with adjacent kitchen and bathroom with bathroom.

**The Woodland, Lake and Pasture**  
To the north of the barn is a mature woodland, planted with a variety of trees including willow, ash, poplar and sycamore. In the Springtime it is full of bluebells. Walking through the woodland you reach the amenity lake, a relaxing and peaceful area, and a real haven for wildlife. The delightful meadow pasture land has not

been subject to any artificial fertilisers or chemical applications for many years.

**Basic Payment Scheme and Environmental Stewardship**  
Entitlements are claimed under the Basic Payment Scheme. Payment for the current scheme year will be retained by the vendor. The entitlements will be available for sale by separate negotiation. If transferred there will be an indemnity to protect the vendor from any breaches in cross compliance for purchases within the scheme year.

The property is also contained within the Higher Level Environmental Stewardship Scheme until 2021. Further details on request.

**Tenure and Services**  
The property is offered freehold with vacant possession upon completion.

Water is believed to be available in the verge, and the relevant rights will be put in place to allow a water connection to be made. Purchasers must make their own enquiries on the availability of services.

**Rights of Way, Easements and Wayleaves**  
A footpath crosses the property, but it is some way from the barn. A right of way over retained land provides access to the property as marked brown on the plan overlay.

**Local Authority**  
Charnell District Council. Tel: 01295 252356.

**Viewings**  
Strictly by appointment through the selling agents Fisher German LLP. T: 01295 271555. E: banburyagency@fishergerman.co.uk

**Directions**  
From Banbury proceed along the B4235, towards Shipston. After Lower Tadmarton take the left hand turning along Tadmarton Road towards Wigginton, continue passing the Waterfowl Sanctuary on your right. On entering the village continue past The White Swan pub and the entrance will be found on the right hand side, with a sale board.

OXPENS

Approximate Travel Distances

**Locations**

- Banbury 7 miles
- Chipping Norton 7 miles
- M40 J11 8 miles

**Nearest station**

- Banbury 7 miles

**Nearest Airports**

- Birmingham 45 miles

What 3 Words Location: (what3words.com) bulbs.doves.saucupen

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The client and her brief

Virginia Sweetingham has lived in this area for 34 years, now living at Wroxton, 7 miles to the north east, just outside Banbury, and having raised her children in nearby Swerford (less than 2 miles south of the site).

The river Swere flowed through Virginia's property at Swerford, and a nice link is that the stream running through this site leads into the river Swere. A book about the river Swere, Portrait of a River, involved extensive studies on the land that she used to own at Swerford, and has been a constant source of inspiration and information throughout the design process.

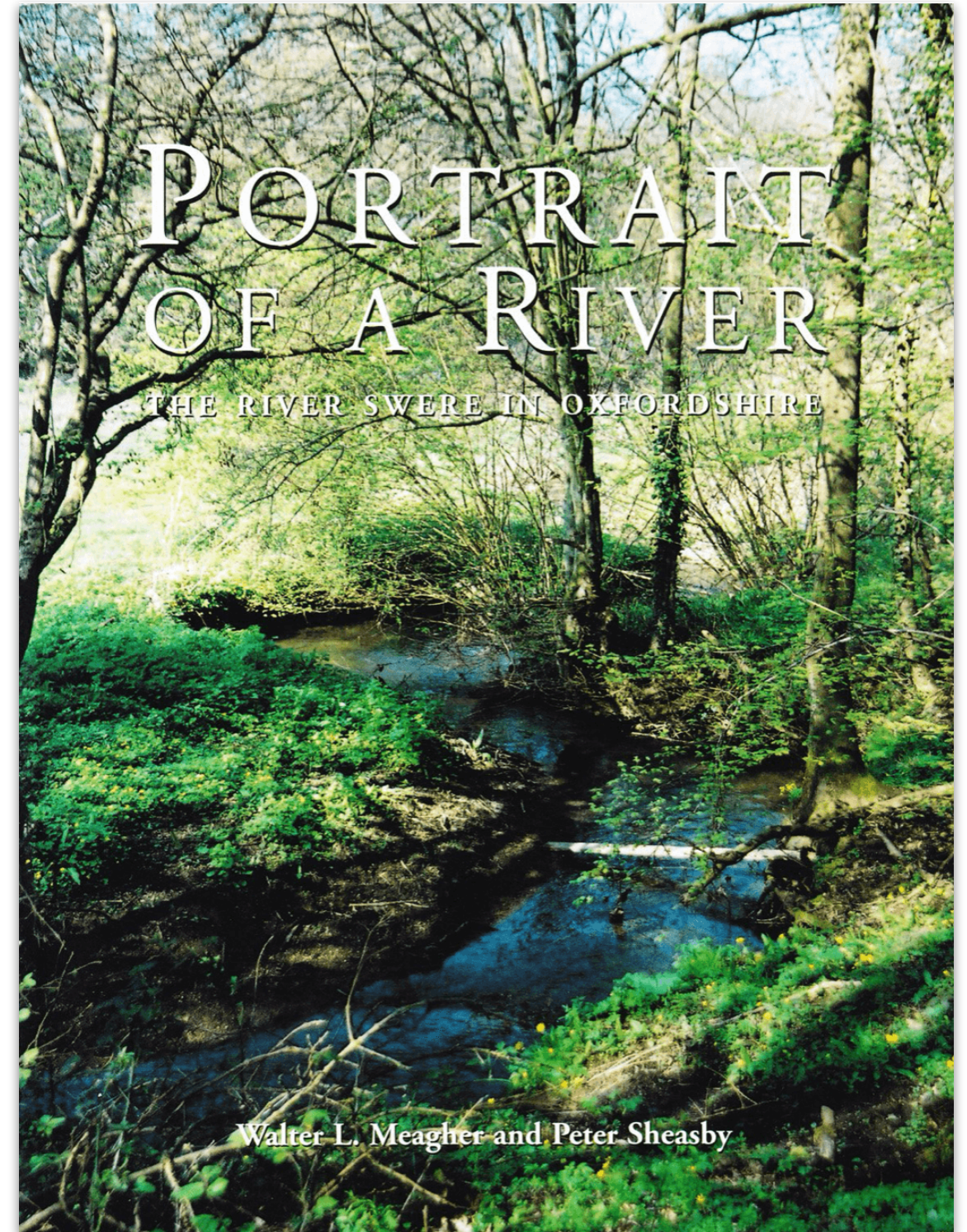
Virginia extensively remodelled and extended her existing house 5 years ago, and thoroughly enjoyed the process. Having created a six bedroomed / six bathroomed house so that she could always accommodate all of her children when they came to stay, it became very obvious that the ideal would be to create a home where some of her children – and her beloved grandchildren – could live with her full time whilst retaining their independence. With this in mind, she had been looking for a site where she could build a house that would allow for this as well as providing the ‘swallows and amazon’ existence for her grandchildren, that her own children were lucky enough to enjoy.

Multi-generational living

Virginia wants to create a home for herself, her son Roddy, daughter Emma, and Emma's two small children. Being able to offer her grandchildren the same magic woodland setting to grow up in as her children had would be wonderful...

The fundamental part of the brief therefore was for a multi-generational dwelling - three self-contained yet linked living environments. It was important for each to have its own entrance, living space etc, and its own outside space - but also that this wasn't three houses, but rather, one house that could be lived in in different ways. Perhaps in the future, either of Virginia's children may decide to move elsewhere, and their parts of the house could be used as staff accommodation, or all incorporated back in to the main house.

Left: the sales particulars of the land, which Virginia completed on the purchase of in January 2019



**Virginia's vision / key points from first design team meeting**

(with Virginia Sweetingham, Seymour-Smith Architects, SEED Landscape and Ecology by Design)

- Virginia's description of the future proposal is a place that should be 'magical', 'wild' and 'natural, informal landscape' that encourages exploring and wandering, and is especially suited for her small grandchildren who would play in the grounds and potentially swim in the pond.
- A quirky twist on traditional / vernacular, using natural materials - ideally lots of wood.
- An important inspiration is the log cabin in the woods that Virginia used to own at Swerford
- Wants to respect and enjoy the natural setting, rather than imposing too much upon it. Wants to improve the poorly managed plantation, but without losing the magic of the woodland setting.
- Keen to find ways to enable this dwelling to have as small a carbon footprint as possible.
- The dwelling to ideally be located adjacent to an existing pond and set into a woodland context.
- A provision of 3 car parking spaces and 2 visitor spaces is to be made with careful consideration for access across the wider site.
- The wider site is ecologically diverse and further observations are to be made concerning the potential presence of rare flora and fauna.
- The barn field located south of the pond is an unimproved meadow (for 10 years) that can be further enhanced and celebrated as part of the overall masterplan.
- A strategy is to be developed that will address drainage issues and ameliorate the current drainage ditches across the wider site

**Virginia's inspirations for the project (right)**

- 1 and 2 - Log cabin and stream in the woods Virginia used to own at Swerford  
3 and 4 - Virginia's grandchildren  
5 - The Sheds, Seymour-Smith Architects para. 79 project in Warwickshire  
6 - Ewen Treehouse para. 79 project by Hawkes Architecture



# **ANALYSIS**