



S T A B L E A R C H I T E C T U R E
a r c h i t e c t u r a l a d v i c e , p l a n s a n d d e s i g n s

“Design and Access Statement”

to accompany the following application:-

Relocation of staircase, minor internal alterations associated with staircase and alterations to a single window and external door Stickleys House - Sibford Gower

Prepared by Jeremy Dunn – Stable Architecture Ltd

This report must be read in conjunction with both the existing and proposed drawings and the accompanying Heritage Statement of Significance with incorporated heritage impact assessment prepared by Mr Nicholas Worlledge

Existing property:

The existing property is a detached dwelling with its gable end facing the public highway and is located in the village of Sibford Gower just beyond the duck pond in the centre of the village. The property is constructed in local natural stone with a relatively new stone tiled roof covering.

The property is believed to have been extensively renovated at some point in the 1980s, prior to listing. This is very clear in terms of visual evidence throughout the building such as modern plasterboard walls and modern plaster ceilings throughout and relatively modern windows in most window openings.

A Heritage Statement of Significance and a Heritage Impact Assessment have been prepared by the locally respected heritage consultancy Worlledge Associates, and accompanies this listed building application. This design and access statement should be read in conjunction with the above report which provides a further detailed description of the property.

Design statement/brief:

My client, Stephen Gomersall purchased the property in 2011 and is now planning to live there continuously following his retirement. Despite the alterations of the 1980s, the interior is now in need of updating and repair.

In late 2018 we held a pre-app with the Conservation Officer based on an extension to the rear as well as internal changes. Following receipt of comments my client reduced the scope of his application which was made in 2019 (19/01101/LB) but withdrawn because there was insufficient time to respond to comments raised. My client now has the required information in the form of the attached Heritage Statement and Impact Assessment, and is submitting a new application accordingly.

My client’s principal concern is to relocate the staircase from ground to first floor in order to improve safety, as he and his family have suffered injury through falls on the existing stair. The origin of the existing stair and impact of relocation are discussed fully in the attached Heritage Statement. The other change, which is the relocation of an (again modern) external double door, raised no objection in the previous pre-app of 2018.

Pre-app:

My client contacted the Conservation Officer on 10 July 2020 and was advised that since we had the benefit of her earlier comments and the required documentation it was not necessary to repeat the pre-app. The drawings submitted with this application are updated versions taking account of those observations.

Heritage Statement of Significance:

Please see the Heritage Statement of Significance and Impact Assessment which contains a full, detailed and thorough assessment of the elements that we are proposing.

Design progression:

A detailed architectural survey was carried out for the house as a full set of 2-D floor plans and elevations and was amalgamated with the topographical survey to create a detailed set of existing drawings.

In order to accurately show both the existing and proposed designs, we created not just 2-D elevations and plans, but also 3-D perspective views. These views are used in the accompanying existing and proposed drawings to help show and give a full understanding of the proposal.

The above noted 3-D model allowed us during the design process to look at the proposal from any particular angle, this allows us not only to look at how the extension will interact with the properties, but also to look at how the property sits within its surroundings.

The progression of design and discussions with the Planning and Conservation Officers is as described above. My client has decided to reduce changes to a minimum consistent with securing the long-term safety and amenity of the property. There are sundry other repairs, eg plumbing and insulation, which do not involve any alteration to fabric, but are waiting on the ability to go ahead with these works.

My client's brief to me is to propose a design including a compliant staircase which will achieve these objectives while fully preserving the historic character and integrity of the building. Importantly, apart from the replacement of a door by a window on one flank, there are no alterations to the exterior which could be visible from the surrounding conservation area.

Design principle:

Window and door replacement:

In the previous consultation it was suggested that replacing the modern double doors on the side with a more traditional style window could be considered as improvement to the overall public view of the building. This is therefore incorporated into the proposal.

It was also clearly visible that there was previously a door opening in the rear gable end, with obvious vertical seam lines running down to the ground that indicates that the wall was once a doorway.

Re-siting the double door to this position would allow some view of the garden from the main sitting area and also improve the flow of light into the rear of the main sitting room.

Replacement staircase:

It is clear from inspection of the existing staircase that it is of modern construction, incorporating a small amount of old salvaged timber, and dates from the 1980s renovation work.

Concerning whether it is in its original location, and the historical impact of re-siting the stair, please see the attached Heritage Statement. The report concludes that while it is doubtful whether the present modern stair is in its original location within the building, the loss of a very small amount of old material involved in the re-positioning would do minimal harm, whereas the change would have the benefit of ensuring that the property can remain usable and is well maintained into the future.

Jeremy Dunn

July 2020