

19/076

**PROPOSED SINGLE + TWO-STOREY EXTENSIONS
WEST FARM COTTAGE, SIBFORD GOWER
DECEMBER 2020**

DESIGN + ACCESS STATEMENT

Introduction

The property is located on Main Street, northwest of the junction with Pound Lane in Sibford Gower.

The site area is approximately 0.075 hectares.

We understand the house is not listed but does sit within the Sibford Gower and Burdrop Conservation Area.

The house was originally a single dwelling but has been split into two.

The extensions and alterations proposed to West Farm Cottage in this application have become necessary and increasingly urgent as a result of the applicant being [REDACTED] A letter from Mrs Mattinson's GP is submitted with this application and explains the importance and urgency of extending and adapting the dwelling to meet the current and future needs of Mrs Mattinson, including essential improvements to the accessibility within and around the cottage. The applicants have lived at West Farm Cottage for 30 years and the importance of comfort and familiarity cannot be underestimated.

Planning History

Planning Permission 14/01608/F was granted in November 2014 for the conversion of an outbuilding and part of a barn at the rear of the West Farm Cottage property to form a garden studio. This project has now been completed to a very high standard of finish – refer to *Photo 1* on the following page.

Conversion of The Hovel to provide accommodation for Mrs Mattinson was considered but discounted due to the tight circulation between spaces and steps down to the wet room.

Continued



Photo 1 – The completed 'Hovel' garden studio

There is no planning history visible on Cherwell DC's website relating to the cottage, although this may mean that applications pre-date the available information.

Proposals

The proposals include single and two-storey extensions, including a platform lift to provide essential accessibility to an enlarged first floor bedroom providing improved circulation space and an accessible ensuite bathroom.

The proposals also include improvements to the accessibility on approach to the rear of the cottage, providing a ramped approach up to the existing ground floor level, with level threshold.

An infill single-storey utility room extension at ground floor provides necessary ancillary accommodation to the cottage and improved circulation between the sitting and dining rooms and the ground floor WC and kitchen at the rear of the cottage.

The proposed single-storey extension to the rear of the cottage is completely hidden from any public vantage point. The proposed two-storey extension primarily extends to the rear and only the two-storey element accommodating the internal passenger lift projects beyond the existing western gable of the cottage. The entirety of the two-storey extension will barely be visible from any public vantage point along Main Street, due to a combination of the significant level change between Main Street itself and the external levels around the north and west sides of the cottage, and the existing stone boundary wall with timber fence behind, which will largely obscure any view of the two-storey structure.

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Photo 2 – View from Main Street towards the western gable of West Farm Cottage.

The external facing materials of the proposed two-storey extension is predominantly Hornton stone walling and natural slate roof tiles, to match existing. The two-storey lift element on the west elevation of the proposed extension is to be clad in vertical timber weatherboarding, which will weather to a silver-grey colour to blend with the lighter grey tones within the existing stone gable wall and weathered timber fence along the front boundary of the site along Main St.

A Corten (weathered) steel projecting surround is proposed along the left and top sides (viewed in elevation) of the opening in the stonework on the north elevation, providing a canopy over the doors below and privacy in relation to the neighbouring garden. The dark orange colour of the weathered steel will complement the natural colour tones of the Hornton stone and the agricultural materiality of the outbuildings to the rear of West Farm Cottage, including the weathered corrugated metal roof over the outbuilding due north of the proposed extensions (under separate ownership). Corten steel picks up elements of the hard landscape design used elsewhere at the property.

The proposed single-storey utility extension to the rear is to be clad in vertical timber weatherboarding with a natural slate roof to match existing. A rooflight over the utility room is to be installed flush with the roof tiling to provide natural ventilation and daylight deep into the building plan.

The proposals will be designed to exceed requirements of The Building Regulations in terms of thermal performance and energy usage.

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Accessibility

The proposed extensions and alterations have been designed specifically to address the current and future needs of our clients / the applicant, as referred to in the enclosed letter from Mrs Mattinson's GP.

A lift is provided within the proposed two-storey extension to connect the ground and first floors and to ensure full accessibility in and around the building.

Level thresholds will be provided at all key junctions between inside and outside.

It should be noted that the layout of the existing cottage and its narrow staircase do not and cannot reasonably be altered or adapted to provide the necessary accessibility between the ground and first floors.

Flood Risk

According to Environment Agency information, the site is within Flood Zone 1, and therefore has a low probability of flooding. A copy of the EA Floor Map is submitted with this application.

Bats

Since the site sits within the Sibford Gower and Burdrop Conservation Area and our proposals involve alterations to the existing roof, a Bat Scoping Survey was carried out by BSG Ecology and their survey report has been submitted with this application.

No evidence of bats is identified in the survey report.

Summary

In summary we consider the proposals demonstrate a considerate solution to extending this property in terms of context, traditional form and materiality.

Within the site, there exists an example of a modern design integration to existing building fabric. The proposed extensions will match this in terms of quality of detail.

We hope that the Council will look favourably on this application and respect the urgency when processing and determining the application.

It should be noted that the applicant and this Practice are committed to using sustainable materials and technologies wherever possible. This Practice will be responsible for the detailed design and procurement of the works on site and therefore the highest standards of workmanship will be required in all areas.

Hayward Smart architects
December 2020