

Job No. 120

Date: 05.02.2021

Project: Bartlett Cottage
7 The Colony
Sibford Gower
OX15 5RY

Title: Design & Access Statement

SUBMISSION



Fiona Darey Architecture & Interiors

1.0 Introduction

1 This Design & Access Statement has been produced by Fiona Darey Architecture & Interiors on behalf of Aysha Majid who owns and lives at the property:

Bartlett Cottage, 7 The Colony, Sibford Gower OX15 5RY
to accompany a Full Planning Application and Listed Building Consent for the proposed restoration and renovation works

2 Bartlett Cottage lies within the Sibford Gower and Burdrop Conservation Area and was listed (Grade II) in 1988. Sibford Gower has the most prevalent mix of architectural style, materials and range of building types in the Conservation Area. Lying on the eastern side of Hook Norton Road / Colony Road and at the southern side of Sibford Gower, Bartlett Cottage is now a single house but was formerly two cottages which were possibly occupied by small-holders. It is part of a group of properties called The Colony, which were built by the Quaker John Enoch in 1839-51 as social housing. (It is noted that number 2 The Colony retains its most original appearance.)

3 Bartlett Cottage, at 120-130 metres above sea level, is built with rendered coursed rubble Marlstone Rock, roughly brought to courses. This local ironstone gives the area a unique style of vernacular. It is also used in the roadside boundary wall, along with hedgerow and some trees. Ironstone is a soft stone and so architectural decoration is kept simple. The roof of Bartlett Cottage is covered with slate and it has brick ridge and end stacks.

4 The cottage was originally of one-unit but then a further unit was added with a 'pitching hole' and an 'end outshot'.

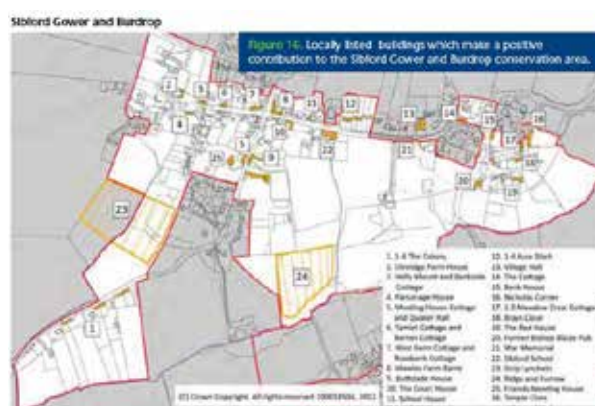
5 The property is over two storeys. There are four windows across each long elevation, the doors are a mix of timber plank and glazed mullion, and all have timber lintels. On the ground floor there is a window with honeycomb glazing inserted in the left of the pitching hole and the original pitching hole survives on the right. The ground and first floors have 3-light metal casements in wooden frames with wrought-iron casement fasteners and lead canes. These metal and lattices windows can be seen in some other local properties but timber casements with two or three lights are the typical vernacular style of the area. A porch extension was added to the south-east elevation in 2009/10.

6 The informal garden to the house is planted with hedges and trees. As noted in the local Conservation Area Appraisal document, the trees act as a back cloth to the domain, rather than significant features. There is a small log store in the garden that lies within the roadside stone wall. This dilapidated stone building has a simple timber roof truss, corrugated sheeting to some walls and a plastic glazing overlooking the garden.

7 To the north end of the property within the driveway there is a modern garage built of local stone and slate, with a simple timber truss, a timber pillar and an exposed concrete floor slab. The enclosed store room has a timber frame door and window.



Aerial photo of Sibford Gower & Burdrop Conservation Area
© Cherwell District Council



Map showing locally listed buildings which make a positive contribution to the Sibford Gower and Burdrop conservation area © Crown Copyright



Views of the existing south-east (garden) elevation



Views of the existing south-east garden and cottage looking north



Views of the existing north-west drive entrance and cottage looking south west



View of the dilapidated log store



View of the existing garage in driveway

2.0 Planning

2.01 History

The relevant recent planning history of the site has been identified from a search of the available online records from the Cherwell District Council planning applications register. (Applications for works to trees have not been included)

Application number	Valid Date	Application Type	Location	Proposal	Decision	Decision Issued Date
97/00577/F	14/04/1997	Full Development	7/8 The Colony Sibford Gower Banbury Oxon OX15 5RY	Change construction of agricultural building from wood to concrete block and install toilet.	Permitted	03/06/1997
00/00984/F	12/05/2000	Full Development	7/8 The Colony Sibford Gower Banbury Oxon OX15 5RY	Demolition of existing timber agricultural building and it's replacement with a masonry wall and slate roof structure to form a Tack Room. Extension to form toilet, new roof to extend over existing Tractor Shed.	Refused	30/06/2000
02/00459/LB	26/02/2002	Listed Building	7/8 The Colony Sibford Gower Banbury Oxon OX15 5RY	Minor improvements to dwelling including new window in north elevation, new window in south gable elevation, replace existing UPVC door with timber frame door in rear elevation and internal alterations.	Permitted	22/04/2002
02/01468/F	11/07/2002	Full Development	7/8 The Colony Sibford Gower Banbury Oxon OX15 5RY	Erection of car shelter and garden store.	Permitted	05/09/2002
09/00407/F	03/04/2009	Full Development	7 The Colony Colony Road Sibford Gower Oxfordshire OX15 5RY	Extension to rear of property replacing existing verandah.	Refused	26/05/2009
09/00408/LB	03/04/2009	Listed Building	7 The Colony Colony Road Sibford Gower Oxfordshire OX15 5RY	Extension to rear of property replacing existing verandah.	Refused	26/05/2009
09/01280/LB	17/09/2009	Listed Building	7 The Colony Colony Road Sibford Gower Oxfordshire OX15 5RY	Extension to rear of property replacing existing verandah.	Permitted	29/10/2009
09/01599/DISC	09/11/2009	Discharge Of Conditions	7 The Colony Colony Road Sibford Gower Oxfordshire OX15 5RY	Discharge of Condition No.2 of 09/01280/LB	Permitted	22/12/2009

2.02 Relevant Planning Policies

The main planning considerations applying to the site and the associated policies are:

Planning Policies	
Cherwell Local Plan 2011	H5, H12, H19, H21, C13, C18, C23, C27, C30, C33, C38, EN34, EN39, EN40, EN42, EN43, EN44, EN45, EN45A, EN47, EN48, EN51
Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal	9.13 Sibford Gower

2.03 Listing

The property received Grade II listing in 1988.

Detail of the listing below:

Statutory Address: BARTLETT COTTAGE, HOOK NORTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire

District: Cherwell (District Authority)

Parish: Sibford Gower

National Grid Reference: SP 34703 37331

Details

SIBFORD GOWER HOOK NORTON ROAD SP3436-3536 (East Side) 16/175 Bartlett Cottage II House formerly two cottages possibly occupied by small-holders. One build. c.1800. Rendered coursed rubble. Slate roof. Brick ridge and end stacks. The cottages originally of one-unit with a further unit with pitching hole and end outshot. 2 storeys. 4-window range. 2 plank doors and wood lintels. On left a window with honeycomb glazing inserted in the pitching hole. Original pitching hole survives on right. Ground and first floor have 3-light metal casements in wood frames with wood lintels, wrought-iron casement fasteners and lead canes. Interior not inspected.

Listing NGR: SP3470337331

2.04 Heritage & Conservation Statement

Background of Sibford Gower

Sibford Gower is one of a group of three historic settlements which sprang up around the Sib valley, located in the ironstone hills area to the west of Banbury in northern Oxfordshire (fig. 1). Sibford Gower is conjoined to its neighbour, Burdrop on the northern side of the river valley and the pair is treated as a single conservation area within the SFGBCA Appraisal.

There is archaeological evidence of human activity in the local area from prehistoric times and Beesley's History of Banbury (1841) records iron age barrows at Sibford Gower (now lost).

There are several theories, but it is unknown from where the place name Sibford derives. The Domesday Book records three manors at "Sibeford" at the end of the 11th century. The village names Sibford Ferris and Sibford Gower derive from the local Norman landholding families de Ferrieres and Goher respectively.

The landscape around the Sib Valley was well suited to sheep grazing and the local area prospered as a result of the lucrative wool trade in the 16th and 17th centuries. The relatively high density of farmsteads throughout the Sibford villages is testament to the importance and pervasiveness of farming at this time. The economic importance of farming continued into the 18th century when the rates book, post Inclosures Act, noted 8 farmsteads in Sibford Gower including Mawles Farm. From 1870 onwards, the combination of a rise of cheap imports, mechanised farming practices and the economic draw of cities and towns led to the decline of the Sibfords population wherein the villages lost a third of their residents in a one hundred year period.

Background of Bartlett Cottage

2 Bartlett Cottage lies within the Sibford Gower and Burdrop Conservation Area and was listed (Grade II) in 1988. Sibford Gower has the most prevalent mix of architectural style, materials and range of building types in the Conservation Area. Lying on the eastern side of Hook Norton Road / Colony Road and at the southern side of Sibford Gower, Bartlett Cottage is now a single house but was formerly two cottages which were possibly occupied by small-holders. It is part of a group of properties called The Colony, which were built by the Quaker John Enoch in 1839-51 as social housing. (It is noted that number 2 The Colony retains its most original appearance.)

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The cottage was originally of one-unit but then a further unit was added with a 'pitching hole' and an 'end outshot'.

The property is over two storeys. There are four windows across each long elevation, the doors are a mix of timber plank and glazed mullion, and all have timber lintels. On the ground floor there is a window with honeycomb glazing inserted in the left of the pitching hole and the original pitching hole survives on the right. The ground and first floors have 3-light metal casements in wooden frames with wrought-iron casement fasteners and lead canes. These metal and lattices windows can be seen in some other local properties but timber casements with two or three lights are the typical vernacular style of the area. A porch extension was added to the south-east elevation in 2009/10.

The informal garden to the house is planted with hedges and trees. As noted in the local Conservation Area Appraisal document, the trees act as a back cloth to the domain, rather than significant features. There is a small log store in the garden that lies within the roadside stone wall. This dilapidated stone building has a simple timber roof truss, corrugated sheeting to some walls and a plastic glazing overlooking the garden. To the north end of the property within the driveway there is a modern garage built of local stone and slate, with a simple timber truss, a timber pillar and an exposed concrete floor slab. The enclosed store room has a timber frame door and window.

Proposed Restoration and Conservation works

3 The proposed restoration works to the **Roof and Chimneys** will use matching mortar detailing, traditional lead flashing work and matching slates tiles, thus retaining the historic character of the building

4 The proposed restoration works of **Gutters and Fascia Boards**, the proposal is to replace all the existing, which are a mix of brown PVC & metal with new conservation painted (colour to match window frames) metal gutter and down pipe system in a sympathetic "deep round" profile that compliments the historic character of the building. Existing fascias will be replaced with painted timber fascias.

5 The proposed restoration works of **Re-pointing and Repair to Stone Walls** to property will be in line with conservation practices and will use lime based mortar by qualified and specialist stone mason.

6 The proposed restoration works of **Repairs and Changing of Windows & Lintels**, the proposal is for the new replacement windows to match the design of the existing metal frame windows and to retain the historic character of the building

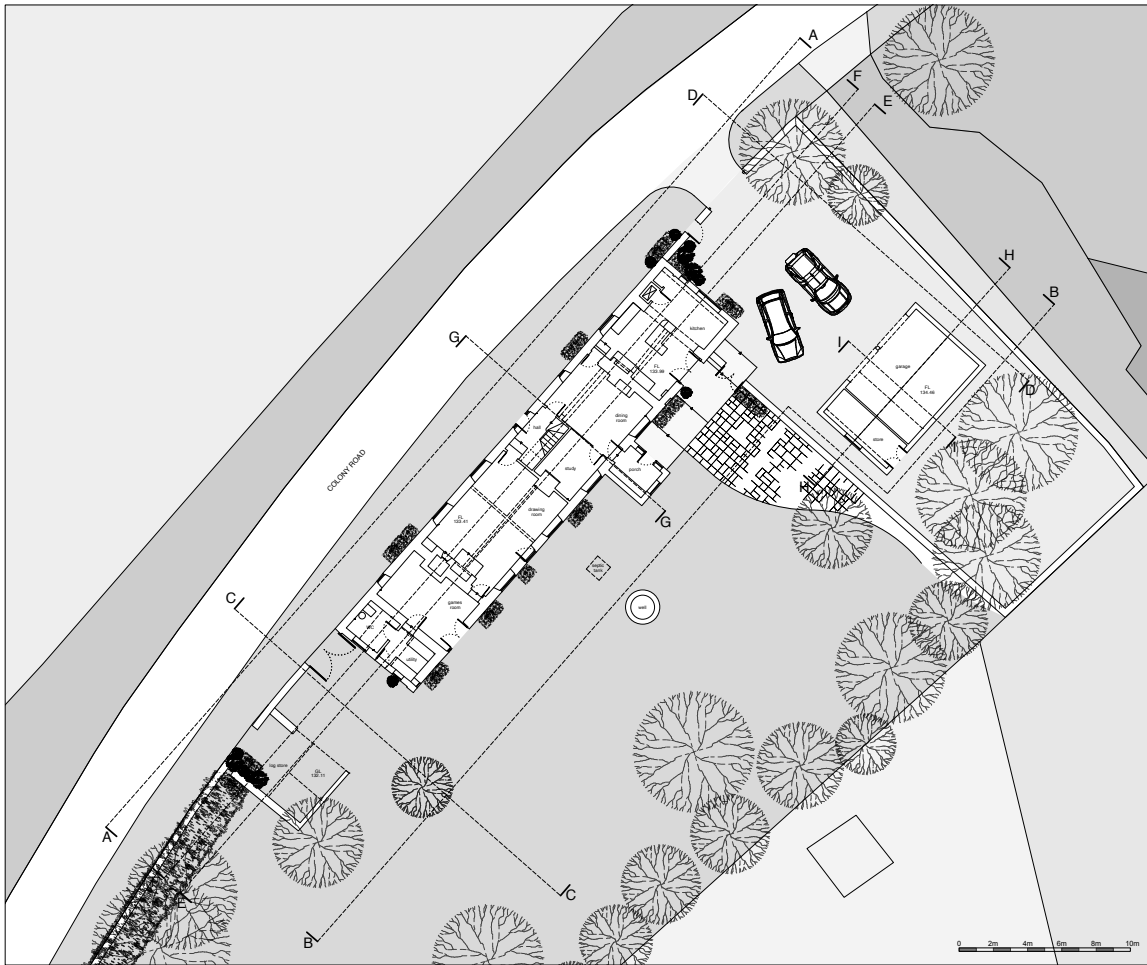
7 The proposed restoration works of **Repairs and Changing of Doors & Lintels**, the proposal is for the new replacement doors to match the design of the existing doors and are sympathetic to the historic character of the building

8 The proposed restoration works of the **Garage** involves the incorporation of "natural slate solar thermal collector system" to south east facing roof, the new tiles will match the existing slate tiles. The proposed new Automatic Glazed Metal Framed Garage Doors and replacement window will match in style with the new replacement windows to the cottage. The proposal will retain the historic character of the building.

9 The proposed **Garden Room/ Log Store** which replaces the dilapidated garden shed, its design is in keeping with the local architecture with simple facades and roof and relates to the local vernacular style, The design and external finishes to the building, aesthetically pays homage to the "old shed" and to its farmland surroundings and reflects the important agricultural history of the area.

10 The proposed restoration works of **the Boundary Walls** will be in line with conservation practices and will use the existing stone on site for any repairs. The cock-and-hen cap detail will be retained.

3.0 Drawings
3.01 Existing - Plans



Do not scale off this drawing for construction. Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by the Architect.

All ambiguities or discrepancies are to be reported to the Architect before commencing.

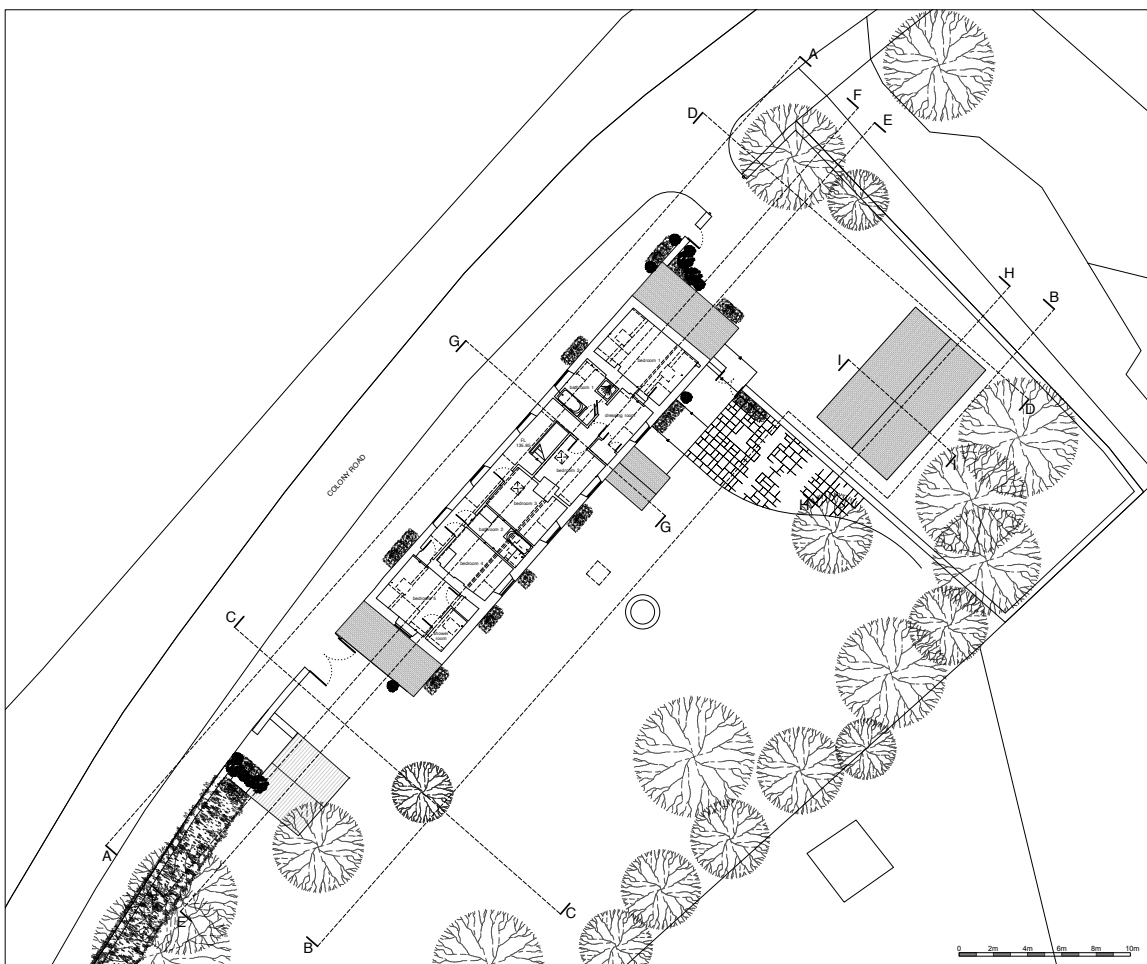
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BARTLETT COTTAGE
SIBFORD GOWER, OX15 5RY

EXISTING GROUND FLOOR PLAN

1:100 @ A1	DEC 2020	PLAN
1:200 @ A3		

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BARTLETT COTTAGE
SIBFORD GOWER, OX15 5RY

EXISTING FIRST FLOOR PLAN

1:100 @ A1	DEC 2020	PLAN
1:200 @ A3		

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NO.	DESCRIPTION	DATE	BY	CHECKED

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BARTLETT COTTAGE
 SIBFORD GOWER, OX15 5RY

EXISTING ROOF PLAN		
SCALE	DATE	DESCRIPTION
1:100 @ A1	DEC 2020	PLAN
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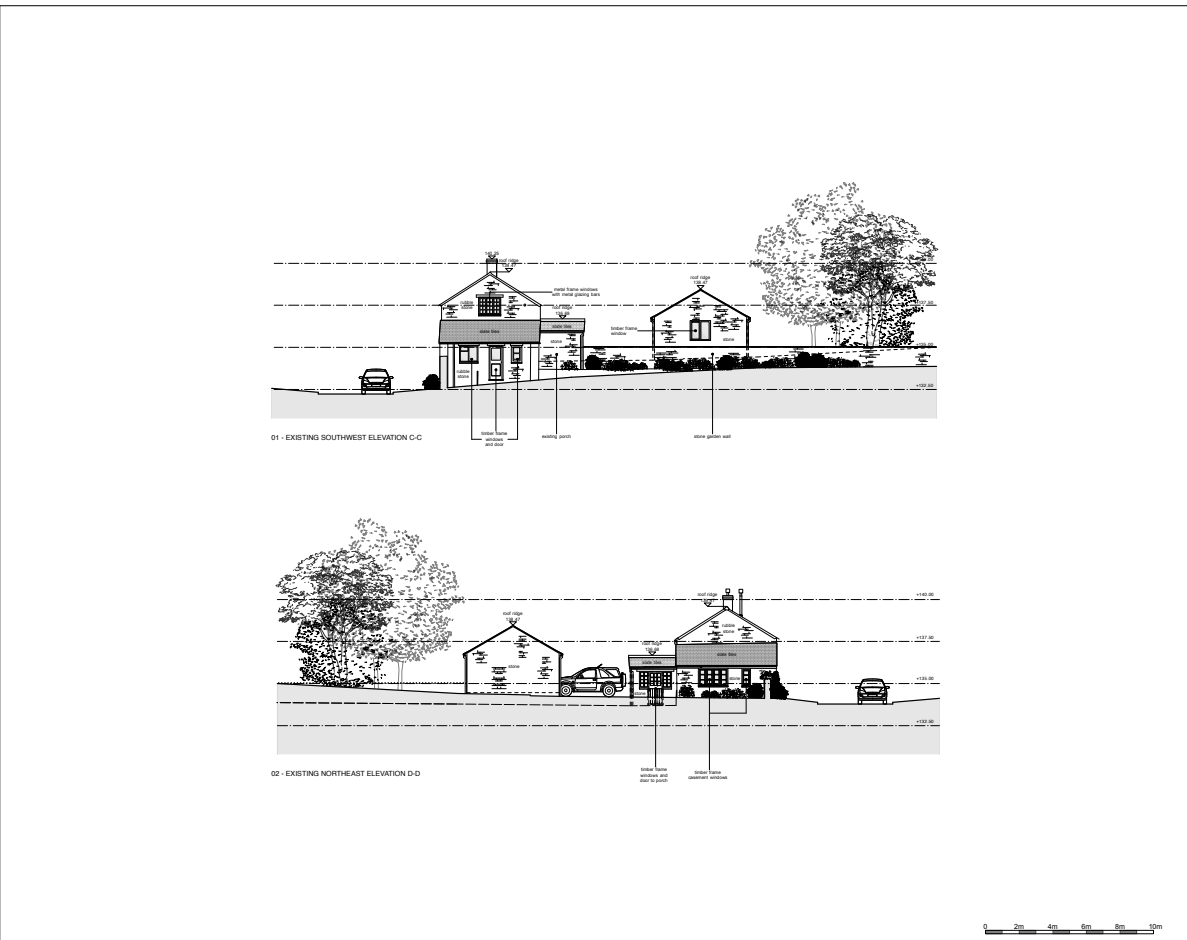
3.02 Existing - Elevations



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 WWW: FIONADAREY.COM
 PROJECT: BARTLETT COTTAGE
 SIBFORD GOWERS, OX15 5RY
 DRAWING NO: EXISTING ELEVATIONS
 SCALE: 1:100 @ A1, 1:200 @ A3
 DATE: DEC 2020
 SHEET: 120 021 --

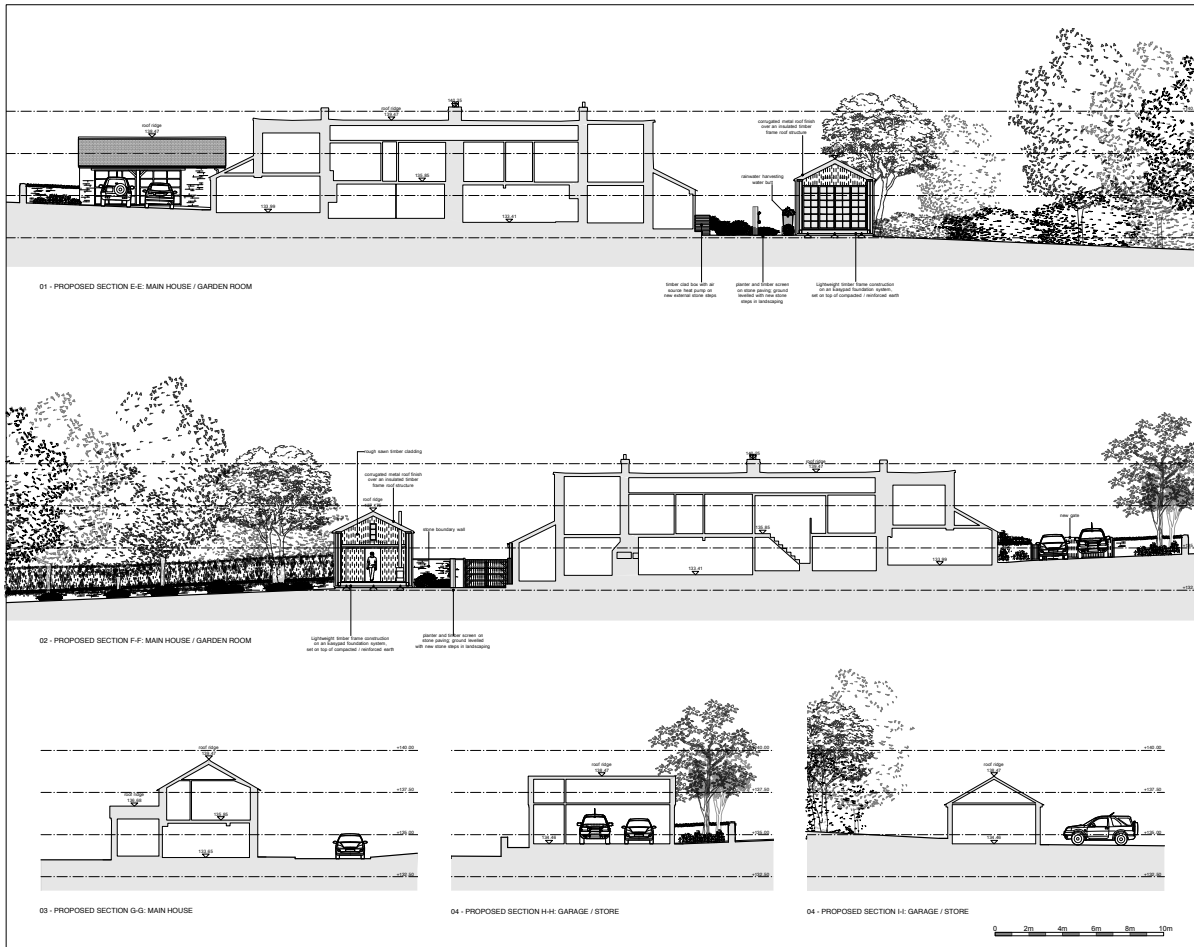


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NO.	DATE	BY	CHKD.

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 WWW: FIONADAREY.COM
 PROJECT: BARTLETT COTTAGE
 SIBFORD GOWERS, OX15 5RY
 DRAWING NO: EXISTING ELEVATIONS
 SCALE: 1:100 @ A1, 1:200 @ A3
 DATE: DEC 2020
 SHEET: 120 022 --

3.03 Existing - Sections



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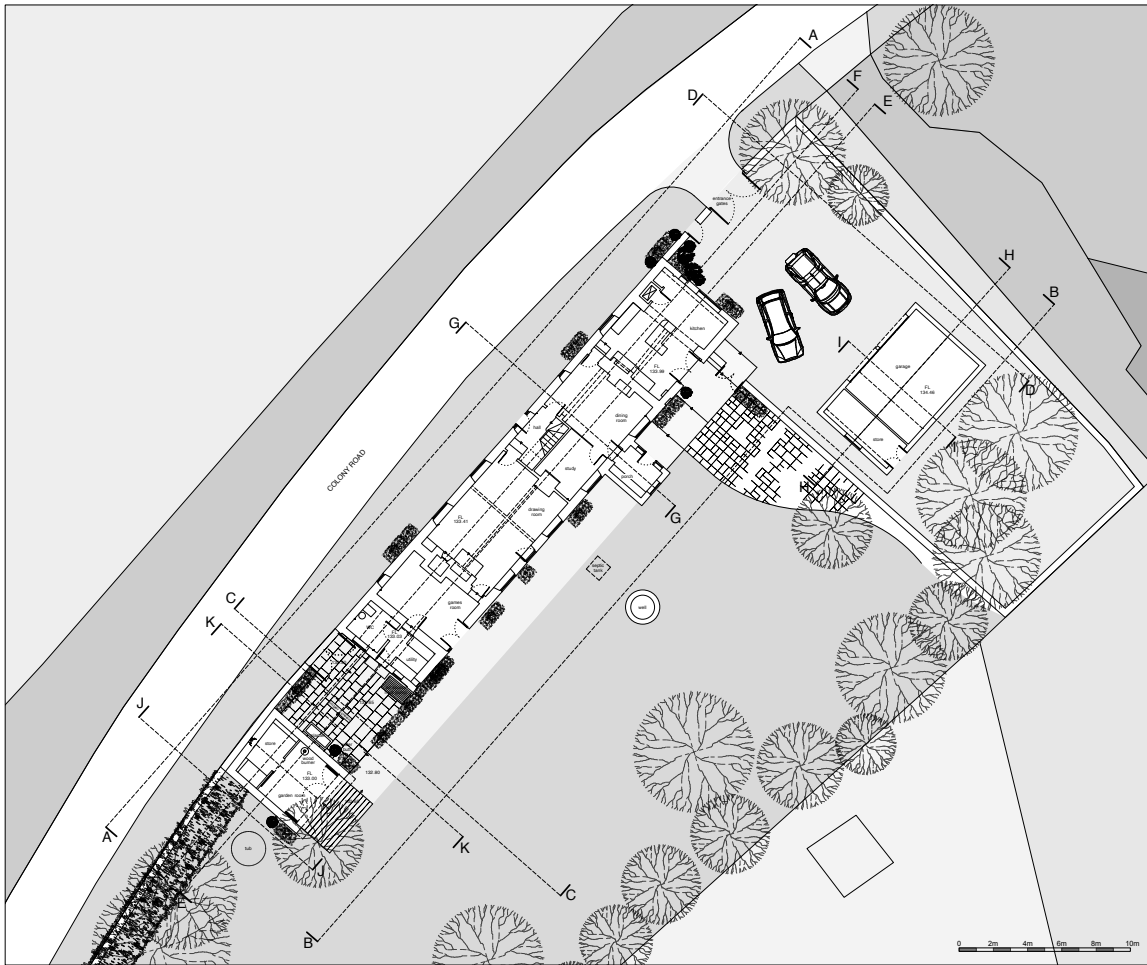
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BARTLETT COTTAGE,
 SHEPHERD COWER, OX15 5RY

PROPOSED SECTIONS		
Scale	Date	Sheet
1:100 @ A1	DEC 2020	PLAN
1:200 @ A3		
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3.03 Proposed- Plans



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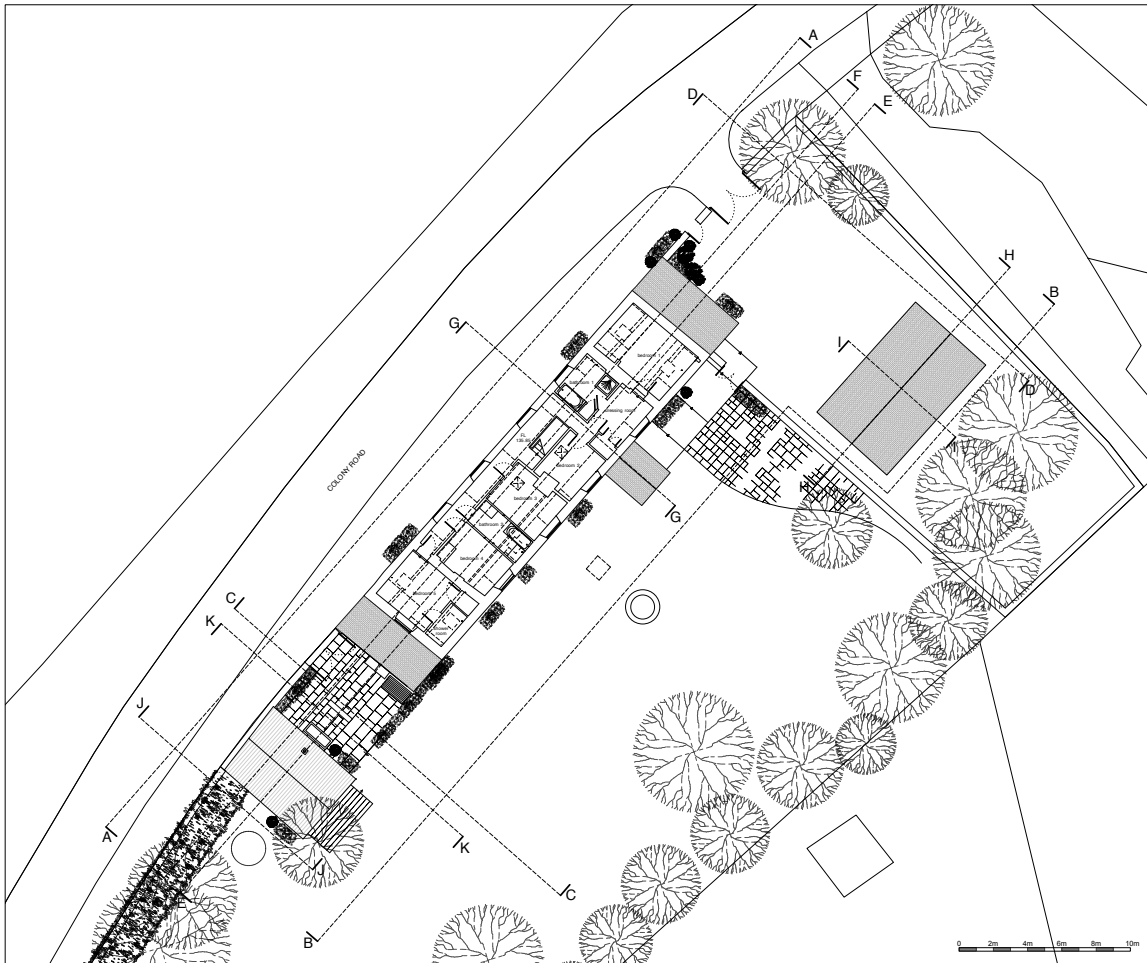
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BARTLETT COTTAGE
 SIBFORD GOWER, OX15 5RY

PROPOSED GROUND FLOOR PLAN

1:100 @ A1	DEC 2020	PLAN
1:200 @ A3		

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BARTLETT COTTAGE
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PROPOSED FIRST FLOOR PLAN

1:100 @ A1	DEC 2020	PLAN
1:200 @ A3		

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PROPOSED ROOF PLAN		
SCALE	DATE	PLAN
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1:200 @ A3		
120	113	--