

**Hornton Grounds, Stratford Road,**  
**Hornton.**  
**Banbury, Oxon. OX15 6HH.**

**Design and Access Statement. 21<sup>st</sup> July 2021.**  
**New Rear Kitchen Extension.**

**The Site.**

Hornton Grounds lies outside of the village of Hornton on the Stratford Road, Between the village of Wroxton and Sunrising Hill. It is a large farmhouse that is a Grade 2 listed building and dates from the early 19th century. It is built in the local 'Hornton' stone under natural slate roofs and stone coping to the gables with mostly painted timber windows and doors in stone outer 'mullion' type frames or with stone lintels and cills. To the rear of the property is farmyard type courtyard, surrounded by other farm buildings and barns, again, mostly in stone under slate roofs.

Part of the farmhouse is run as a part time bed and breakfast to add to the farm income, but the existing Kitchen is far too small to suit these needs and although there is a larder, the owners need more space for storage and preparation of food etc.

**Proposal.**

It is proposed to build a new Kitchen extension to the rear of the farmhouse, overlooking the rear farm courtyard. It will provide enough space to create a workable Kitchen, big enough to serve the large existing farmhouse and suitable for the bed and breakfast enterprise. The existing kitchen will then provide additional storage and preparation area with access into the new Kitchen through a slightly altered existing window opening.

**Design.**

The proposed new extension is designed to reflect the style of the existing building and the boot room built several years ago. It will be built in the local 'Hornton' stone, using sawn smooth stone with tight joints on the West and North Elevations. This will 'tie in' original smooth stone on the

front (West) and side (North) elevations. While the East side elevation will be built in a 'sawn and tumbled/guillotined stone to 'tie in' with the courtyard side of the building, all with suitable lime mortar joints.

The walls will be stone parapet wall that are topped with a stone coping, behind which will be a flat roof laid to falls and incorporate a rainwater outlet with a hopper and downpipe on the West elevation. This roof will include a double glazed 'lantern style' rooflight that will allow plenty of natural light into the extension, along with double glazed painted timber windows and doors sitting beneath matching stone lintols with stone cills, all of a style that matches those used in the existing building.

All of the works will be carried out using the latest insulating materials and methods of construction, to conform to Part L of the Building Regulations. The new roof rainwater hopper and downpipe will discharge the existing rainwater drainage system incorporating a rainwater butt to store water for the garden.

### **Access.**

The existing primary access to the property and car parking facilities will remain unchanged. With the Kitchen including french doors that will afford additional access used mainly by the owners, in and out of the building including a means of escape in case of fire.