



# Lane Head, Sibford Gower

Design & Access Statement



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## 1.0 Introduction

- 1.1 This Design and Access and Heritage Statement has been prepared in support of a planning application for alterations to an outbuilding and the replacement of an existing Garage, with a timber framed Carport, in the grounds of the Grade II listed Lane Head in Sibford Gower.

## 2.0 Site Location & Physical Context

- 2.1 Lane Head is located on the West side of Sibford Gower, in North Oxfordshire and within the Cherwell District. The house lies to the West end of Main Street.



Aerial view of Lane Head

- 2.2 Sibford Gower has a linear settlement pattern with housing generally following either the North / South or East / West axis of Pound Lane or Main Street respectively. The older parts of the village predominantly lie to the West of the crossroads between these two main routes.

Buildings in the village are mainly residential and are generally of two storeys, barring a few exceptions. Despite this commonality, buildings vary notably in their scale and massing and no style predominates. The streetscape is composed of a mixture of terraces and larger properties set within their plots or at right angles to the road. This creates a mix of built street and garden frontages which characterise the village.

Lane Head forms part of a historic cluster of buildings in an area surrounding the village pond. The arrangement of houses here has an informal layout with properties mostly set within their own grounds. The site is immediately bounded to the North by the garden of Stickleys House and Rye Hill Lodge and outbuildings associated with the latter. There are more modern houses, Whitts End and Highfield House (opposite the development site) to the South and Larks Spur to the East. At the end of Main Street, to the West, the settlement opens out to open countryside with a private track extending to a cluster of properties including Bridleways, and Rye Hill Lodge.

### **3.0 Buildings subject to alteration proposals**

- 3.1 The existing Garage at Lane Head was constructed in 1991. The building is constructed in blockwork faced with Ironstone (where visible / above ground) with an Asphalt covered flat roof. The building retains higher ground on three sides (North / East & West). Despite being a relatively modern structure, the Garage has fallen into disrepair and this in combination with its poor layout and functionality (large space lacking light with a small vehicle door) has prompted this application for its demolition and replacement. More specifically, the damp proofing measures installed at the time of construction have failed and the Garage is damp with associated structural faults. The damp problems are exacerbated by a lack of ventilation in the building.
- 3.2 The existing Pool House at Lane Head was converted to its current use from a Garage in 1991, (when the new adjacent Garage was constructed). The building was originally constructed in 1978 following grant of planning consent in that year. The building has stone faced external walls that are lined internally with blockwork with a flat roof over. This flat roof is concealed from view by stone coped parapets and a small mono-pitched roof to the south. The interior alterations have never been fully finalised, and the building is currently used as a store. The building generally is in a poor state of repair with the roof particularly requiring renovation.

### **4.0 Listing Details**

- 4.1 Lane Head is Grade II Listed. The house was granted its listed status in 1988. The Listing text follows. There are no proposals within this application to alter any part of the listed building.

Heritage Listing Number : 1046792.

Legacy System Number: 244709

Date Listed: 20<sup>th</sup> September 1988

Status: Grade II

National Grid Reference: SP 34998 37875

Listing Text : 2 houses now 1 dwelling. Late C17 with later alterations. Squared coursed ironstone and coursed rubble with some burnt stones. Steeply pitched thatched roof. Brick ridge and end stacks. 5-unit plan. Single storey plus attic. 5-window attic range. Entrance on left has plank door, moulded wood frame and wood lintel. Open, thatched porch. Ground floor has four C20 windows in original openings with wood lintels. To left, attic has a 2-light casement and a single-light stone framed window over porch. To right, three 2-light stone mullioned eyebrow dormers have hood moulds and label stops. Lead comes, wrought-iron casement fasteners and springs. Interior not inspected

### **5.0 The Proposed Development (Use / Amount / Layout / Scale)**

- 5.1 The existing Garage is proposed to be replaced with an Oak framed carport. It is intended that as part of the work the existing blockwork walls at the back of the Garage will be retained, buttressed by new lining walls formed in Concrete blockwork. These will form the back of the proposed Carport. The roadside elevations are to include Oak or Oak faced posts and timber cladding. The roof over is proposed to be pitched at 40° and covered with Concrete Plain Tiles and incorporating three conservation rooflights facing north. The building is proposed to have

a width of 7.9m and depth of 6.4m. The building will partly take the position of the existing Garage and would be set back from Main Street by approximately 6m.

- 5.2 The existing Garage is a poor quality and unattractive building that has a negative impact on its host, Lane Head, and the Sibford Gower conservation area more generally. Further, the buildings poor quality construction and structural deterioration mean it is becoming increasingly unfit for purpose. It is of note that the current building also has an impractically small drive approach that isn't long enough to park a car on (except at an angle) which makes manoeuvring very difficult from the lane. The replacement site layout (reduced size of carport vs existing garage and increased size of drive) will significantly improve parking capacity and space for vehicles.
- 5.3 We consider that the proposed replacement Garage will have a positive impact on the adjacent Lane Head and the wider Sibford Gower conservation area. The scheme would remove an unsightly, poor-quality building in favour of an attractively detailed replacement. It will also improve not detriment highway safety.
- 5.4 The existing pool house is proposed to receive a new pitched roof proposed to spring from below the existing eaves / top of wall level. The roof over is proposed to be pitched at 40° and covered in concrete plain tiles and incorporating three conservation rooflights facing East. The roof alteration works proposed will require the upward extension of the existing gable end walls which are proposed to be finished in stonework, carefully constructed to match the existing. Around the building it is intended that all existing apertures barring one be retained in their current positions and proportions. There is one enlarged replacement door proposed on the building's East side to allow better connection between the building and the adjacent swimming pool. It is intended that the extended and renovated structure be used as a guest accommodation and pool house entirely ancillary to its host Lane Head.
- 5.5 We consider that the proposed alterations to the outbuilding will have a positive impact on Lane Head and the wider Sibford Gower conservation area. The existing building is not sensitively or attractively detailed and is also in a poor and unfinished state of repair. The proposed pitch roof alteration and renovations proposed would have a significant aesthetic benefit. This along with the improved functionality the building would importantly help justify the significant investment that will be necessary to the renovation work.
- 5.6 A final point of clarification should the scheme progress, the existing Garage would be demolished first. This would create working space on the site for contractors during both the pool house renovation and then following on, the construction of the carport.