



Clematis Cottage, Sibford Ferris

Design & Access Statement
Re: Extension and alterations

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1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in support of a planning and listed building applications for extension and internal alterations at Clematis Cottage, Main Street, Sibford Ferris.

2.0 Site Location & Physical Context

- 2.1 Clematis Cottage is located on the north side of Sibford Ferris, a small village in the North West of Oxfordshire, within the Cherwell District. The village has a linear settlement pattern with housing typically running to each side of the main road, Main Street. This road has a predominantly East / West axis which turns South towards Hook Norton at the village's Western end. The main connection to the adjoining villages of Sibford Gower and Sibford Ferris, Hawks Lane, occurs toward the centre of Main Street and runs North.

Clematis Cottage forms part of a small terrace of houses on the North Side of Main Street. The house is bounded by its adjoining neighbours to the East and West and by residential gardens to the north and south.

3.0 The Existing Building

The existing building forms part of terrace of four houses which are all of two storeys with steeply pitched concrete plain tiled roofs over randomly coursed ironstone walls. The house has a mixture of timber and metal casement windows, timber doors and an old timber lean-to conservatory to the rear. The rear roof range contains a rooflight serving its converted loft.

The house has a simple plan form with one main living space and the rear Conservatory at ground floor, one Bedroom and a Bathroom at first floor and a converted loft space accessible by a fixed ladder. The interior is unremarkable and there appears to be no historic fabric of note beyond the core structure of walls, floors, roof, doors and windows. This does include some attractive exposed joists and a bressemer beam at Ground Floor level. The interior does not contain any inglenook fireplace as referenced in the listing text for other adjoining properties. Further to the above, the condition of the interior would suggest that very little maintenance work has been carried out over the last 30 years with the building generally in a poor state of repair.

4.0 Rufus Cottage

- 4.1 The applicants and owners of Clematis Cottage also own the adjoining / neighbouring Rufus Cottage. It is necessary to clarify that fact because part of the scheme described herein is designed to rationalise and improve a conservatory style extension to Rufus Cottage which in part forms a boundary between the two properties. It is unclear when the extension at Rufus Cottage was built but its condition and appearance suggest it might date to the 90s or early 00s. Given the unusual arrangement of the extension along the boundary of the two houses it is assumed that the extension may have replaced some earlier lean-to or at the least a side path along the house. An old door aperture in the masonry to the side of Rufus Cottage supports this theory.

3.0 Listing Details

3.1 Title: Rufus Cottage, Clematis Cottage, Ferris Cottage and The Cottage

List Entry Number: 1369576

Date Listed: 20th September 1988

Status: Grade II

National Grid Reference: SP 35944 37422

SIBFORD FERRIS HIGH STREET SP3436-3536 (North side) 16/140 Rufus Cottage, Clematis Cottage, Ferris Cottage and The Cottage GV II Row of 4 cottages. Datestone JS 1721 in left gable of Rufus Cottage. Coursed ironstone rubble. Steeply pitched C20-tile roofs. Stone coping on left. Brick ridge and end stacks. 2 storeys. 8-window range altogether. 2 builds. One range comprises two single-unit and a 2-unit dwelling, the other a 2-unit dwelling. Left range. 2 C20 doors and a stable door. Ground floor has 2- and 3-light wood or metal casements with either stone flat arches or wood lintels. Similar windows to first floor. Some wrought-iron casement fasteners. Right range. Late C17 with later alterations. Coursed ironstone rubble. Lowered C20-tile roof. Brick end stacks. 2-unit plan. 2 storeys. 3-window range. Entrance off-centre to left has a C20 door and wood lintel. Ground floor has 3 renewed wood casements with wood lintels. First floor has 3 metal casements in wood frames with chamfered wood lintels and wrought-iron casement fasteners. Most interiors have beams and inglenook fireplaces. (VCH: Oxfordshire: Vol X, p229)

4.0 Recent Planning History

4.1 There are no records of any planning applications relating to Clematis Cottage available on the public access for planning website. The nearest relevant and accessible planning records relate to a permission for a Porch at Rufus Cottage (11/00993/LB) and a rear extension at Ferris Cottage (04/01735/LB).

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

5.1 The proposed works at Clematis Cottage include:-

Remove the old conservatory and replace with single storey rear extension to include a Kitchen and Dining space. The extension would allow rationalisation of the boundary relationship between Rufus Cottage and Clematis Cottage and would importantly remove the current overlooking situation. It is proposed that the extension be render finished, with a flat roof concealed behind a parapeted roof construction.

Renovation of the whole house to modern standards. This work is proposed to include the slight adjustment of internal partitions at first floor in order to rationalise the spatial arrangement and allow formation of a building regulations compliant access route to the converted loft space. The scheme would also include the fit out of a new Bathroom suite. This would utilise existing drainage outlets and would not require any alteration of historic fabric.