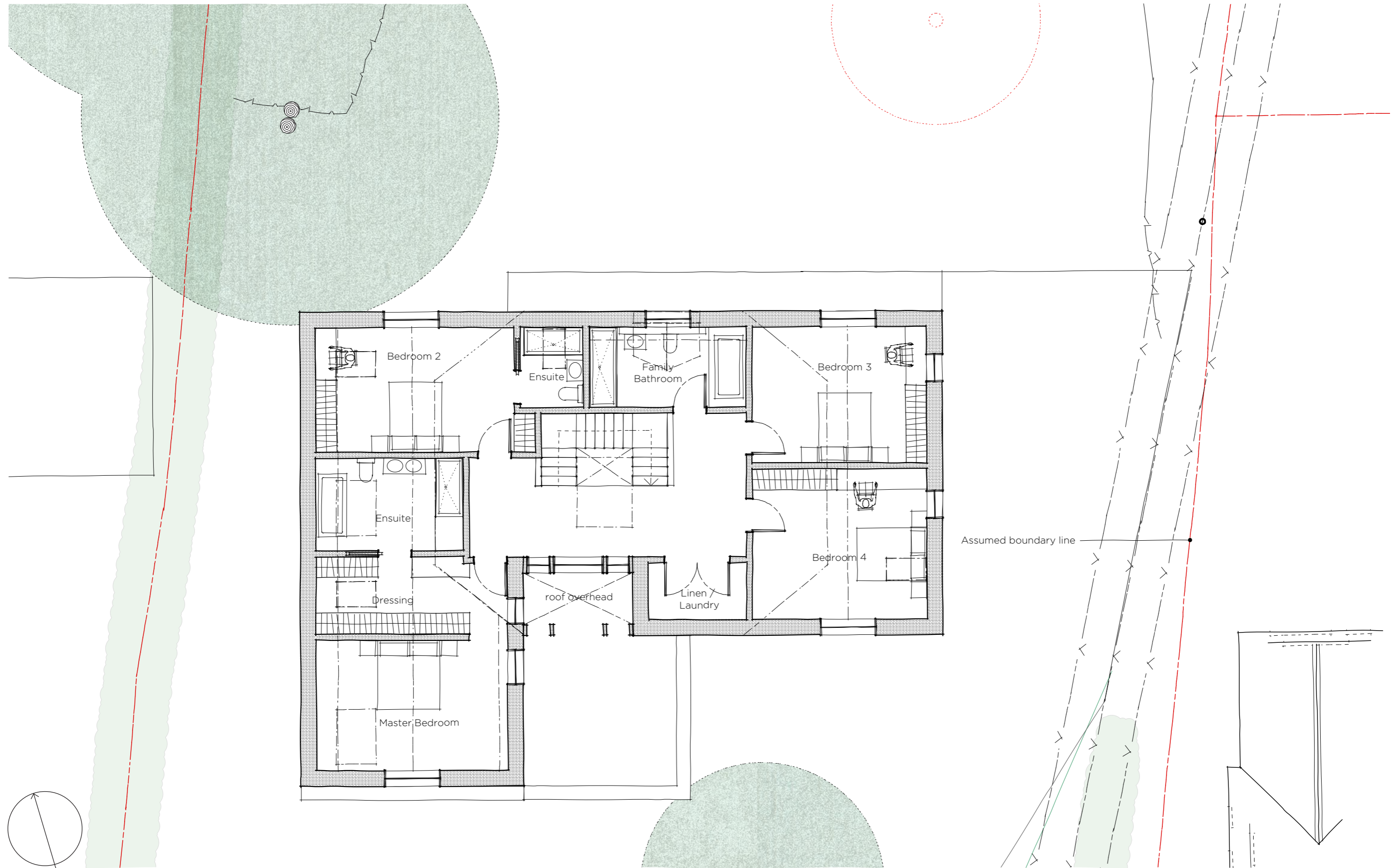
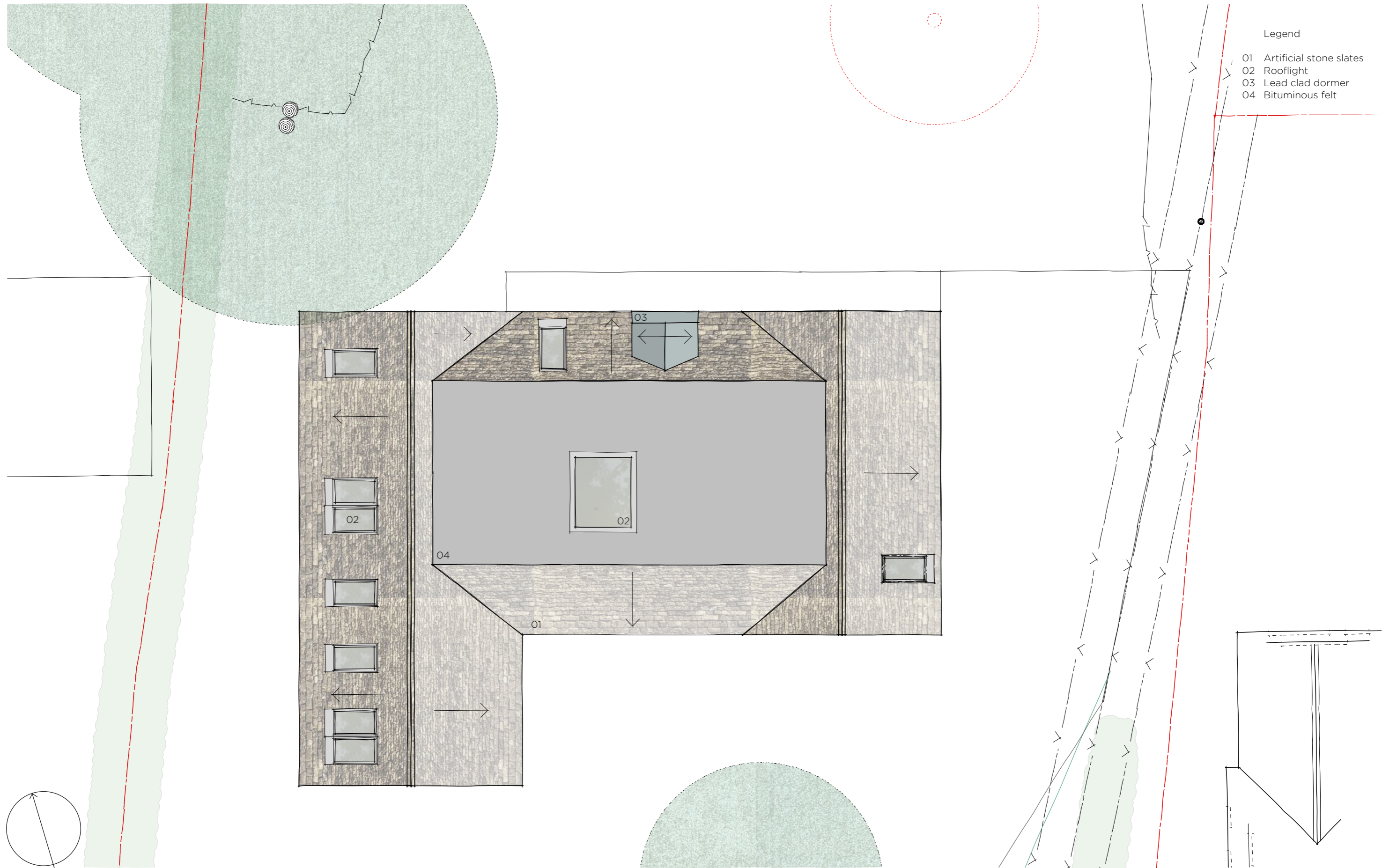


3.2 PROPOSED FIRST FLOOR PLAN

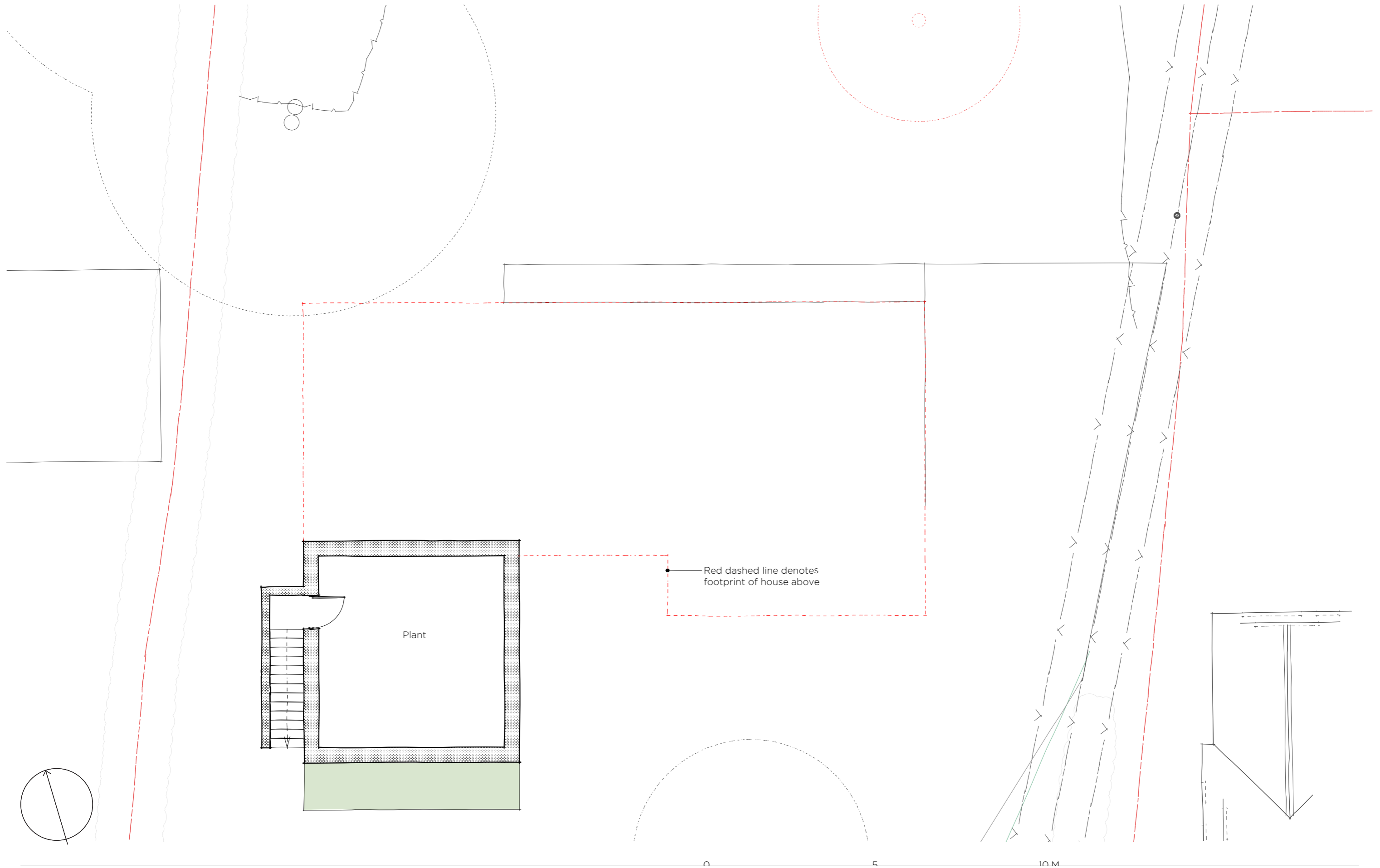


3.3 PROPOSED ROOF PLAN



- Legend
- 01 Artificial stone slates
 - 02 Rooflight
 - 03 Lead clad dormer
 - 04 Bituminous felt

3.4 PROPOSED BASEMENT PLAN



4.0 EXISTING AND PROPOSED



Figure 7: Existing density of development between Sibford Gower and Burdrop



Figure 8: Proposed density of development between Sibford Gower and Burdrop

Comparing the two figure ground drawings above, we believe the scale and siting of the proposed, replacement dwelling is consistent with and respectful towards the local pattern of development. We have followed the advice given in the Cherwell Residential Design Guide to propose a design which is responsive to local conditions, and which fits naturally with the landscape and the development pattern.

4.1 EXISTING AND PROPOSED FRONT ELEVATIONS



Existing South Elevation
1:200 at A3



Proposed South Elevation
1:200 at A3

4.2 EXISTING AND PROPOSED SECTIONS

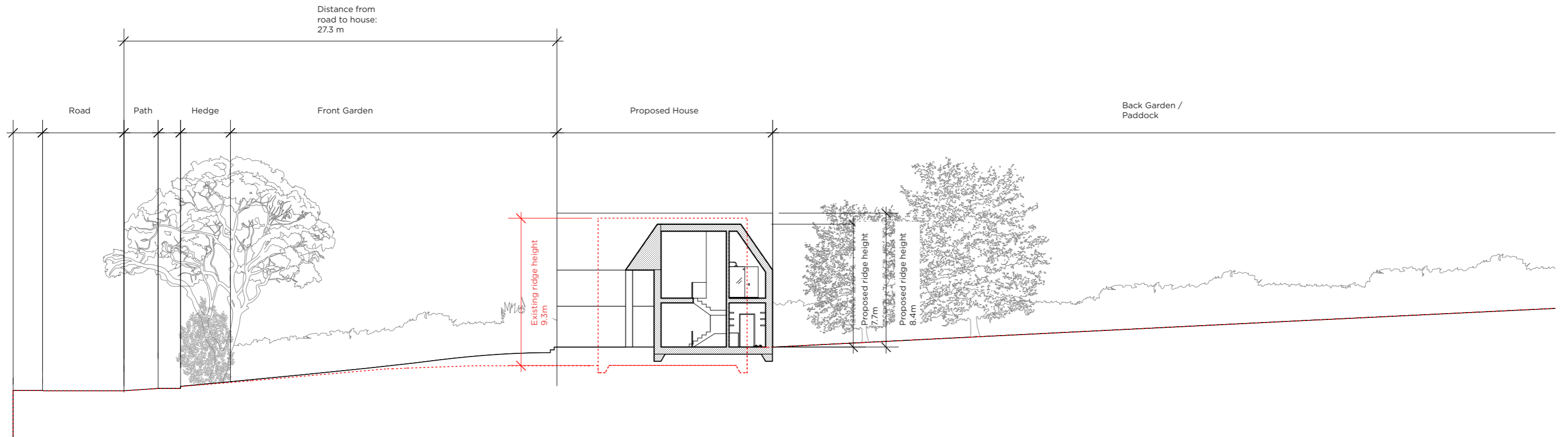


Figure 9: Proposed Site Section A-A
1:250

As noted on page 4, development in this part of the village is modern and suburban in character. The dwellings are stepped back from the road in a staggered row, with plenty of space between, in front of and behind the dwellings.

Red dashed line denotes existing ground line.
The external ground level at the rear of the property has been used to set the internal floor level.

This maximises practical connection with amenity space to the north, whilst establishing a slightly elevated ground floor level at the front to take in views to the south.

5.0 SKETCH VISUALISATION



Figure 10: View of the proposed House from the drive

Section 2 of this document sets out the local context of The Rectory, identifying a street scene that is at odds with the typical Cherwell village. This extends to the massing, materiality and fenestration of the neighbouring buildings.

Fenestration

Large format windows can be seen on several properties (including the bays of the existing building) and set a precedent for a more modern approach to design.

Section 7 of the SPD focuses on guidance around facade proportions. Whilst a binary approach between 'formal' and 'informal' fenestration is considered, it is acknowledged that 'modern architecture styles often breaks these rules successfully'.

The above render depicts a nuanced approach that sits somewhere between the formal and informal. First floor openings are positioned centrally within gables whilst at ground floor level, off centred windows with timber mullions wrap around corners. Aluminium-clad triple glazed windows are proposed to provide optimal thermal performance.

Massing

The massing of the proposal responds to both existing and neighbouring buildings with a primary, projecting gable, balanced by a further gable; both of which have asymmetric-pitches. These are bridged by a secondary ridgeline running parallel to the street. The roof is clad with artificial stone slates. The walls are lime washed local stone.

The double height, covered entrance has glazing set back behind a series of timber posts demarcate the front door but also serving to break up the built form. The timber mullions on the projecting gable serve a similar purpose and establish a dialogue and approach to facade composition.

These 'design devices' have been carefully considered to effect the perception of building's scale and 'soften its appearance to ensure it sits comfortably on the street.

Roofs slope steeply and have 'clipped' eaves, consistent with the SPD guidance.

Materiality and Architectural Expression

Section 8 of the SPD notes that 'Innovative, non-traditional architecture can contribute positively to the character of an area...'

The choice of high quality local stone and artificial stone slates is suitable in this context, as demonstrated on page 20 of this document. Following Pre-App consultation (see overleaf), the combination of traditional materials and a contemporary form was suggested in place of brick and clay tiles. The addition of a semi translucent lime wash finish to the stone walls further accentuates the contemporary use of traditional materials.

The architecture looks to mediate between the modern brick dwellings to the east and the vertically hung tile and stone buildings to the west.

Siting

As with the architectural expression of the building, its positioning looks to mediate between neighbouring properties, responding to the urban grain and

street scene.

The large front garden and proximity to the street is retained. As described on page 16, the external floor levels at the rear of the house have dictated internal FFL at ground floor. This will necessitate the formation of some made up ground at the front of the property (where we will be raising the ground by approximately 1.17m). This will support the inclusion of a partial basement in line with the SPD guidance.

Sustainability

In replacing the existing low quality property, this scheme will afford the applicant the opportunity to meet SPD's Sustainability Considerations by including:

- High standards of insulation including glazing
- Thermal mass of building materials
- Mechanical Ventilation Heat Recovery
- Low temperature heating systems such as underfloor heating
- Solar water heating
- Photovoltaic panels
- Air source heat pumps
- Low embodied carbon materials

Here it is important to note that those objectives can not practically be applied to a proposal that simply looks to refurbish the property. Moreover, the proposed scheme will hand to future generations a property that embodies low carbon living, in a manner that cannot be achieved with the existing fabric. This is a fundamental point when having regard to the Council's declaration of a Climate Emergency".

5.1 EXISTING AND PROPOSED



Figure 11: Photomontage showing the existing street view



Figure 12: Photomontage showing the proposed street view

We believe that the comparative renders above, demonstrate a sensitivity of scale, form and massing in relation to the proposal and the street scene.

6.0 PRE-APPLICATION ADVICE



Figure 13: Pre-App Scheme

In January 2021, a pre-application scheme (Fig 13) was submitted to the council. The design was similar to the current planning scheme but the walls were proposed as painted brick in combination with vertically hung clay tiles (as opposed to lime washed stone and artificial stone slates).

In March 2021, the Case Officer's report identified the following as key considerations that would play a central role in assessing the design:

- The principle of development;
- The impact on the character and appearance of the area;
- The impact on neighbour amenity and the impact on the safety of the highway network.

The Principle of Development

The report stated that:

The site is located within the built limits of Sibford Gower, which is identified as a Category A village under Policy Villages 1 of the Cherwell Local Plan 2015 (CLP 2015). Within the built limits of such villages, minor development, infilling and conversions are acceptable in principle. Saved Policy H17 of the Cherwell Local Plan 1996 states that proposals for the one-for-one replacement of an existing statutorily unfit or substandard dwelling will normally be permitted provided:

1. The existing building is not a listed building capable of restoration or suitable for an appropriate alternative and beneficial use;
2. In cases where the existing building lies outside the limits of an existing settlement, the use of the building as a dwelling has not been abandoned or extinguished and its proposed replacement is similar in scale and within the same curtilage;
3. The proposal meets the requirements of the other policies in the plan.

The assessment continued:

'This policy is now twenty five years old and, although it has not been



Figure 14: Planning Scheme

demonstrated that the existing dwelling is unfit or substandard, given that the proposals constitute a one-for-one replacement within the built-limits of the village, and that this would have no impact on sustainability, **it is considered that the broad principle of development is acceptable, subject to other material considerations.'**

The Impact on the Character and Appearance of the Area

Siting and Scale:

- The proposed dwelling would be sited on a broadly similar building line to the existing dwelling;
- The scale of the proposed dwelling would be greater than the existing dwelling, but given the surrounding development and the size of the site, **it is considered that the increased scale would not cause harm to the character and appearance of the area.**

Form and Materiality:

- **Of more concern is the design and form of the dwelling, neither of which are considered to be locally distinctive;**
- It would have neither the form nor materials that are locally distinctive for the Cherwell district;
- **Given the siting of the development, there is some scope for a more modern form of development on the site but locally distinctive materials would need to be used;**
- The dual-gabled design could be acceptable with a use of locally distinctive materials; however, more thought would need to be given to the detailing of the design, such as the fenestration and roof massing.

The impact on Neighbour Amenity and the Impact on the Safety of the Highway Network:

- The dwelling is located between two other residential properties. The proposed dwelling would have windows on the first floor on both side

elevations. These windows would be secondary windows to the rooms they serve and could be conditioned to be obscurely glazed if necessary;

- Subject to parking, cycling and manoeuvring details, it is unlikely that the proposed development would cause harm to the safety of the local highway network. A condition requiring the provision of EV charging infrastructure would be included on any future approval.

Pre-App Conclusion:

To conclude, the principle of a replacement dwelling in this location is considered acceptable. Subject to conditions, it is considered that the development would not cause harm to residential amenity or highway safety. However, the design of the proposed dwelling is not locally distinctive and this would need to be amended in a future planning application. Locally distinctive materials would need to be used and the dwelling should have the design of a house reflective of its north Oxfordshire context. **Any future planning application for proposals that satisfactorily address the concerns set out in this letter would be considered favourably.**

Design Evolution

Following a positive pre-app consultation, the scheme design was developed to explore the use of regionally distinctive materials, applied in a contemporary fashion to work with the modern form (see Fig.14).

- The painted brick walls in the pre-app scheme was chosen to respond to the immediate context of the modern, neighbouring buildings. This is now proposed as a limewashed stone;
- This proposal seeks to apply a semi translucent, lime wash pigmented primer to the local stone. The intention is to develop a contemporary interpretation of lime wash stone cottages in the area.
- The vertically hung clay tiles were removed from the elevations and the roof tiles were changed to artificial stone slates to reference buildings found in Sibford Gower as demonstrated on page 20.

7.0 LOCAL MATERIALS



Figure 15



Figure 16

Fig 15-19

The examples on this page demonstrate the presence of several buildings within Sibford Gower, Burdrop and Sibford Ferris with a distinct local vernacular comprised of traditional stone walls and stone roof tiles.

These buildings represent the most distinctive part of a diverse housing stock, referenced within the design of this proposal. There are also a number of modern buildings as noted in the early passages of analysis that do not bare any regionally distinctive characteristics.

There are however, several buildings with a rendered finish. The use of the lime wash finish to the stone sits somewhere between and helps distinguish this building as a contemporary response to the local vernacular, marking a clear, modern phase of development.

The houses depicted on this page also show a range and combination of formal and informal fenestration. We have embraced this combination in an attempt to achieve a fairly organic feel to the building.



Figure 17

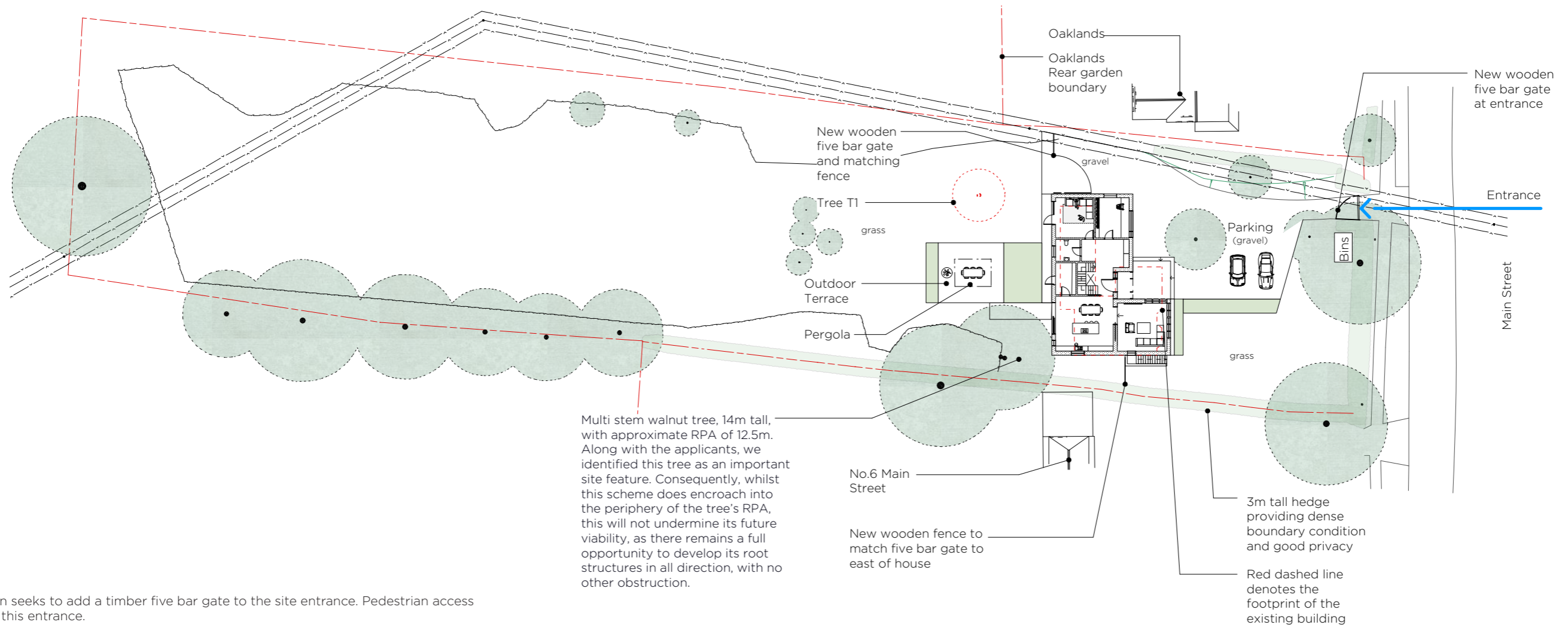


Figure 18



Figure 19

8.0 Access



This application seeks to add a timber five bar gate to the site entrance. Pedestrian access will remain via this entrance.

Further alterations include replacing the tarmac driveway and concrete paths with gravel, sat on gravel trays (i.e. FloPlast Ground Grab Tiles) to minimise dispersment. The tarmac set down area linking road and entrance will remain.

Three parking spaces will be retained with adequate space for maneuvering and existing the site.

Whilst the front entrance is accessed via steps, Part M compliant flush threshold access will be provided at the rear of the site. In contrast to the existing building, the ground floor will be on one level, providing greatly improved access for lifetime home living.

A bin and recycling store will be situated adjacent to the existing site entrance.

Bike storage will be included in the basement plant room.

9.0 PLANNING STATEMENT AND CONSIDERATIONS

Planning Statement

This section sets out the planning context of the proposed development. Set out below is an overview of relevant policies, guidance and material considerations along with an assessment of the proposed development against those considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This section provides an overview of relevant planning policies and guidance to the proposed development. The operative Development Plan for the Cherwell District comprises: The adopted Cherwell Local Plan (November 1996) and the adopted Cherwell District Local Plan (part one) 2011- 2031 (July 2015). Other material considerations include;

The National Planning Policy Framework (the Framework), updated June 2019; and,

The Cherwell Residential Design Guide Supplementary Planning Document (July 2018).

Policy ESD 15: The Character of the Built and Historic Environment, of the Local Plan sets out that new development must complement and enhance the character of its context and must meet high design standards. It states that successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design.

Policy C28 of the adopted Cherwell Local Plan (1996) states that control will be exercised over all new development to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the local context.

Policy C30 of the adopted Cherwell Local Plan (1996), sets out that design control will be exercised to ensure that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings within the vicinity.

Policy H17 of the adopted Cherwell Local Plan (1996) addresses the matter of the one-for-one replacement of statutory unfit or substandard dwellings. The policy is permissive of the replacement of such dwellings provided they do not involve Listed Buildings capable of alternative uses. The policy states that outside the limits of existing settlements the presumption in favour does not exist where buildings have been abandoned. It also states that outside the limits of existing settlements proposed replacement dwellings should be similar in scale and within the same curtilage as the existing unit to be replaced. With Policy H17 in mind, as has been set out within this statement, the existing fabric of The Rectory is outdated, with poor levels of thermal efficiency. The cellular plan form and split level configuration of the building provides a format that is unfit for modern family living. Furthermore, it has been set out that our studies have concluded that the remodelling, including retro fitting of thermal improvements to the property, is both impractical and unviable. Our clients proposal will result in a positive legacy for future generations that embodies low carbon living, helping the council with its objectives in addressing our Climate Emergency in a manner that cannot be achieved with the existing fabric. The reasoned justification notes that the protection of the countryside is a key objective and that proposals for substantially larger and more conspicuous dwellings in the landscape will be resisted.

The Cherwell Residential Design Guide provides detailed guidance to shape development such that it results in vibrant, sustainable, safe and attractive environments that add to the District's legacy. The Guide is not focused on building detail, but instead is aimed at supporting the development of new places that reinforce the character and vitality of a settlement.

The Framework was updated in June 2019 and sets out national planning policies. The presumption in favour of sustainable development is at the heart of the Framework. Sustainable development is defined at Paragraph 8 of the Framework, and includes three

overarching objectives, which are interdependent and need to be pursued in mutually supportive ways; these being economic, social and environmental factors. Chapter 12 of the Framework relates to the securing of well-designed places. It highlights that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 sets out in that achieving well designed places, planning policies and decisions should ensure that developments function well, are visually attractive as a result of good architecture and landscaping as well as being sympathetic to local character and history without preventing appropriate innovation or change.

Planning Considerations

The presumption in favour of sustainable development is at the heart of the Framework. As set out earlier within this statement, the proposal seeks to replace a building of poor thermal qualities with one that far exceeds modern requirements. The proposal also seeks to replace an outdated dwelling with a property that meets the requirements of modern family living. The proposal will not prejudice future generations ability to make changes and in that regard there are no logical arguments other than the proposal represents sustainable development.

Policy ESD 15 of the Cherwell Local Plan (2011- 2031) and Policies C28 and C30 of the Cherwell Local Plan (1996) collectively seek to secure new development that is in keeping with its context. As set out earlier within this statement, considerable attention has been given to the site characteristics and its setting. A detailed assessment has been set out by way of demonstrating an understanding of the key positive qualities and contributory elements of the locality. It can be seen that development in the subject site's immediate locality is of an overwhelming suburban 20th Century character. The proposal does not seek to mimic that, although it is respectful of the established development pattern of stepped back and staggered buildings, set with spacious front gardens. In that respect the proposal is respectful of the pattern of spaces, blocks, plots, enclosures and the form, scale and massing of buildings in accord with the requirements of Policy ESD 15. Equally, as demonstrated within the analysis work contained within the earlier parts of this statement, the proposal is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity of the site.

This statement has earlier evidenced that the proposal, as a contemporary design response, re-interprets local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette. In that regard the proposal is fully consistent with the requirements of Policy ESD 15. It provides an opportunity to deliver energy efficient design and sustainable construction techniques in a manner that is consistent with the requirements of Policy ESD 15.

For all the above reasons, the proposal is additionally compatible with the requirements of Policies C28 and C30 of the Cherwell Local Plan (1996).

Policy H17 of the adopted Cherwell Local Plan (1996) addresses the matter of the one-for-one replacement dwellings. The policy has a focus on locations outside the limits of existing settlements and to that end is not directly relevant development to the proposal subject of this proposal. However, the general principles of that policy have been considered as part of the design process and those principles have shaped the proposal subject of this statement.

It has been demonstrated by virtue of its design, including scale and materiality, this development proposal is in accordance with provisions under the Framework. It has been demonstrated that the proposal is in accordance with Policy ESD 15 of the local plan (2011-2031). It has also been demonstrated that the proposal is in accordance with the saved policies C28 and C30 of the Cherwell Local Plan (1996).

It has been demonstrated that this proposal comprises sustainable development and that no harm to any interest of acknowledged importance is caused by the proposal.