



The Rectory

Design And Access Statement

April 2021

The Rectory
Main Street
Sibford Gower
Banbury
Oxfordshire

Job No: 253

1.0 DESIGN STATEMENT

Design Statement

This proposal seeks to replace The Rectory with a new build dwelling of the highest standards; both in terms of architectural design and sustainability.

The applicants set Charlie Luxton Design (CLD) a brief to develop proposals for a contemporary, light-filled house, that takes advantage of the extensive views of the valley to the south.

The existing building fabric is outdated and has poor levels of thermal efficiency. Furthermore, the cellular plan form and split level configuration represent considerable constraints to modern family living. These two factors combine to render the building unfit for modern family purposes and unviable as a prospect for real transformation.

The Council's Residential Design Guide has provided an invaluable framework to analyse the site's context and localised settlement evolution and pattern. Acre Ditch has a very specific street scene where a strip of modern dwellings, connects two historic parts of the village. This statement, seeks to demonstrate how we have responded to this key observation.

Our proposal aims to:

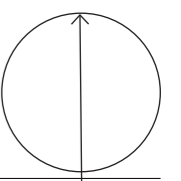
- Advance designs for a high quality home that is an exemplar in sustainable design;
- Provide a lifetime home for a young family;
- Extend the footprint of the property to provide space for 4 bedrooms;
- Address guidance within the council's SPD to ensure the replacement dwelling is sympathetic to the site's context with regard to matters of scale, massing, siting and materiality;
- Improve connection between house and the considerable amenity space within the large 1.1ac. plot.



Figure 1: A view of The Rectory from the south



Figure 2: Extent of Client Land Ownership



2.0 SITE CONTEXT

Sibford Gower is generally known for the buildings within its Conservation Area. Here, the patterns of historic development are redolent of the wider, Iron Stone Downs, as described in the council's SPD. Typically, this amounts to narrow streets and small, knotted clusters of iron stone buildings with clay / slate tile roofs.

In contrast, sections of Main Street, through Acre Ditch (which stretches between Sibford Gower and Burdrop - shown in Fig. 3) is characterised by its mid-to-late 20th Century housing stock. Properties have substantial footprints and are set within large but regular sized gardens. Consequently, this part of the village has a distinctive, suburban grain.

Figure 4 below places the The Rectory in relation to the Sibford Gower and Burdrop Conservation Area. Whilst the site sits outside the designated boundary, it does abut it. This scheme seeks to make a positive contribution to the wider setting.

Overleaf, a photographic study of the local street scene (Fig. 5) depicts the transition from vernacular building stock to infill development, linking Sibford Gower and Burdrop. Historic properties are typically two stories with steeply pitched roofs running parallel to the street as observed in the SPD. Material pallets are also limited to single walling materials and clay or slate tile roofs.



Figure 3: Density of development between Sibford Gower and Burdrop

The Rectory, however, occupies a section of the street that does not conform to this pattern. Projecting front gables are common; there are numerous single story dwellings and material pallets are much more varied. Brick and concrete roof tiles dominate, though in several places, multiple walling materials can be found with render and vertically hung slate, or concrete tile.

The gambrel roof form of the adjacent No.6 Main Street, sits within the Conservation Area and whilst it does not perhaps represent the quintessential Iron Stone Downs building, its contribution to the local street scene is notable. Section 6 of the design guide observes that 'Perception of building scale is not only influenced by the number of storeys, but also by the form of the roof...'. This comment certainly applies to the perceived massing of No.6 and has been central to developing a site specific proposal.

Figure 6 overleaf zeros in on another key characteristic of the local development pattern; namely siting. The transition between historic centres is marked by the relationship of house and street. Older buildings line the street, whilst the modern buildings are set well back, with the introduction of a verge, path and hedgeline alongside the road.

The existing site plan on page 5 identifies a stepped or staggered line of building frontages. In line with the SPD's guidance, this proposal seeks to demonstrate that we have observed and responded to local context by maintaining this pattern with the siting of the replacement dwelling.



Figure 4: Extent of Conservation Area / Site Boundary

2.1 SITE CONTEXT



Figure 5: Street Elevation showing density of development between Sibford Gower and Burdrop and the electric mix of materials used along the street

The Western end of the street has buildings which are traditional in character to the Ironstone Downs. However development further along this street has a more suburban 20th Century character. The dwellings are stepped back from the road in a staggered row, with plenty of space surrounding them. Please refer to the site section on Page 16.

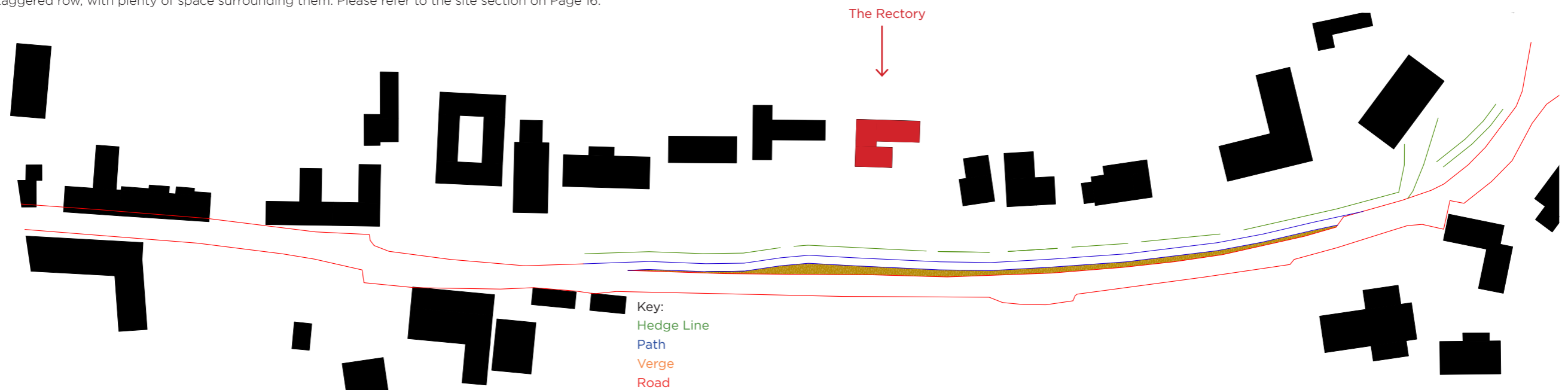
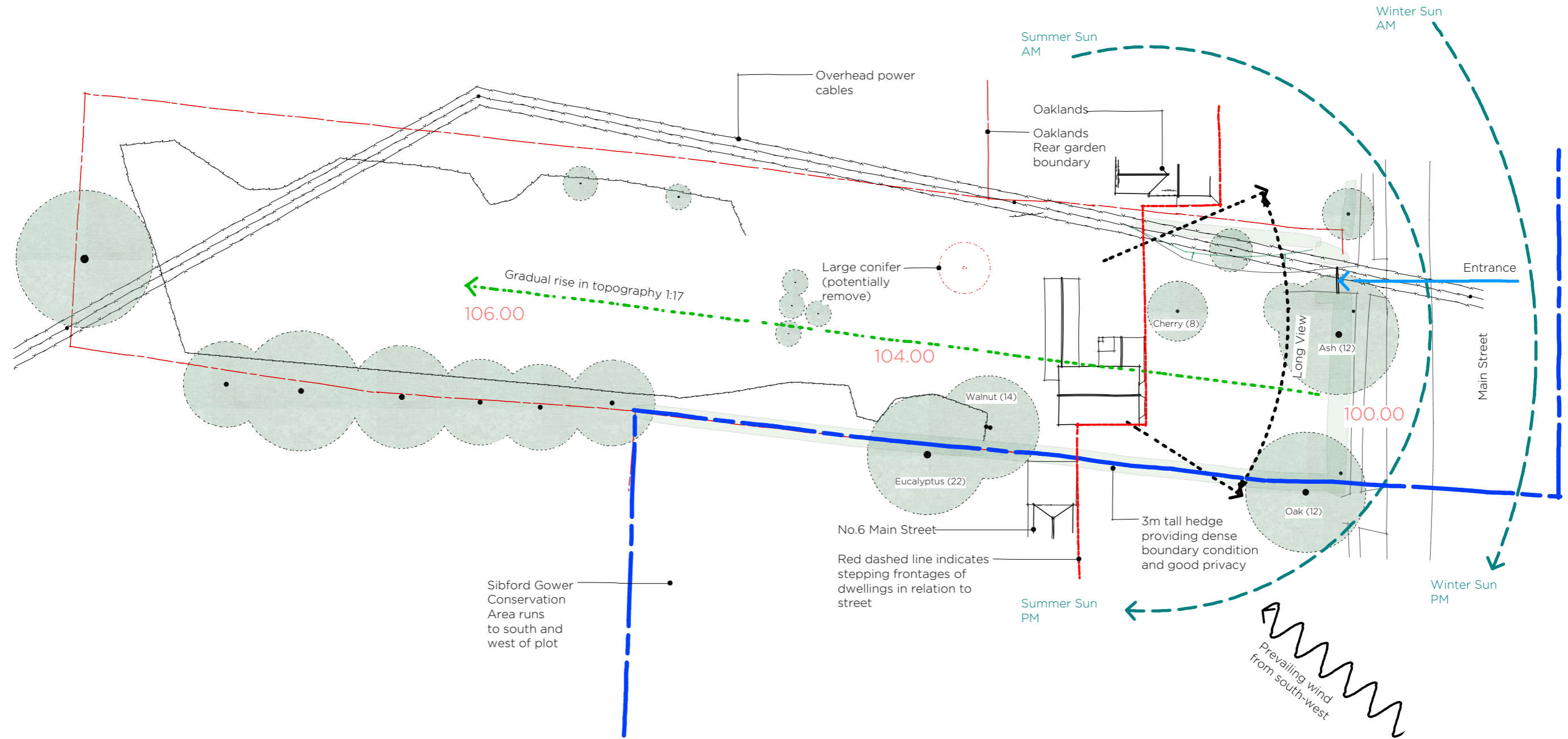


Figure 6: Plan of Main Street showing density of development between Sibford Gower and Burdrop

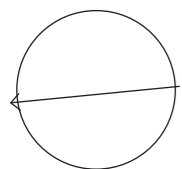
2.2 EXISTING SITE PLAN



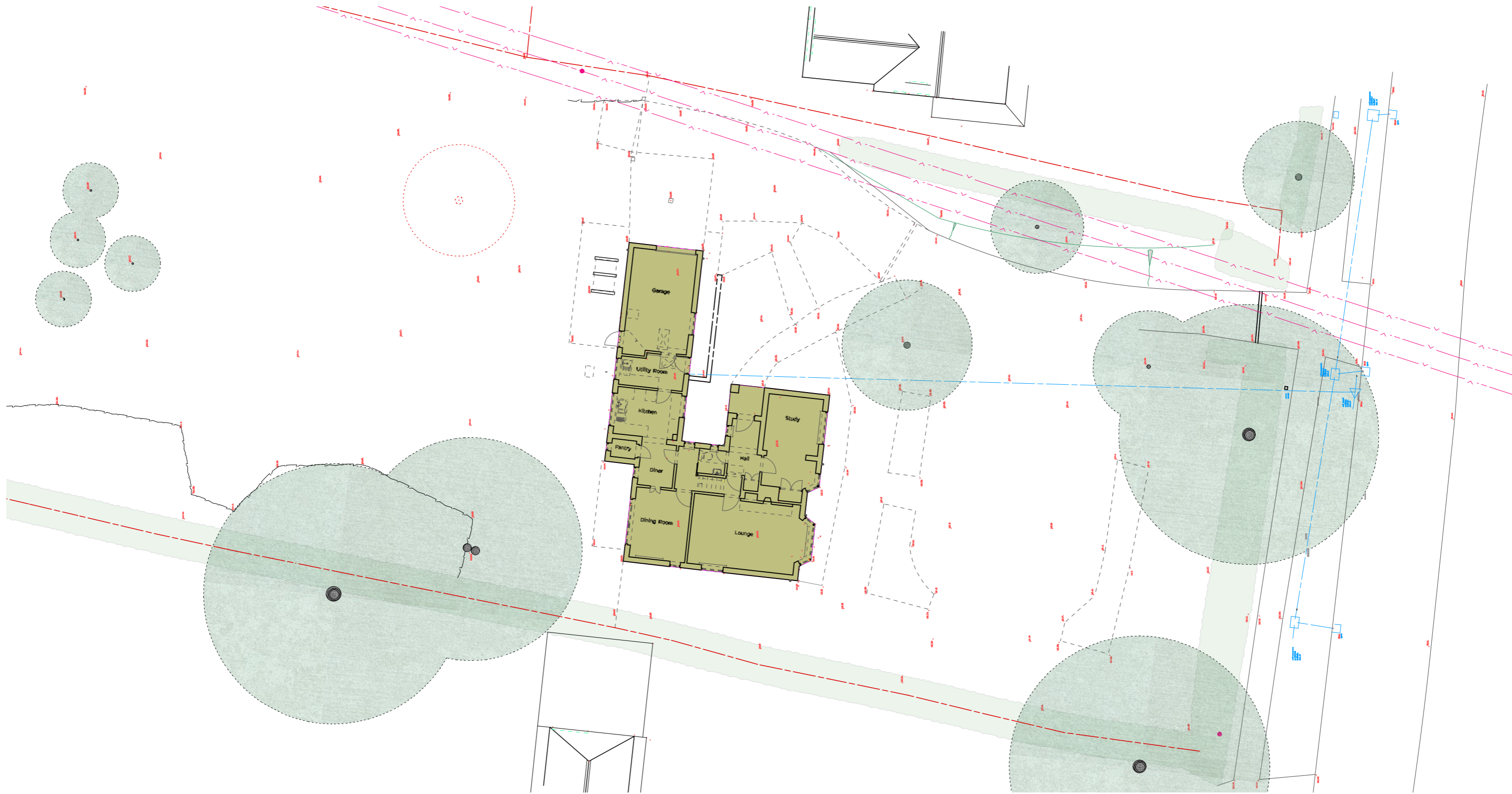
As noted on the site plan, The Rectory and its neighbouring properties are set well back from Main Street, in a staggered fashion. The existing house occupies a middle ground and mediates between No.6 and Oaklands, either side. At the outset of the design process we identified this pattern of development as a key contributor to the make up of the street scene. Consequently, proposals for the replacement dwelling place the building in a similar location to maintain the urban grain, in accordance with the Cherwell Residential Design Guide.

The site extends 150m in a north-south orientation, rising gradually across its length by 8m from Main street to the far northern boundary. The width of the site is fairly consistent at around 30m. In total, the grounds cover some 1.1ac.

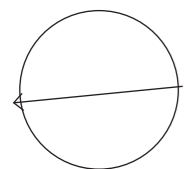
Whilst the house is set back from the road with a real sense of space generated by the large front garden, it's width masks the full extent of the site to the north and there are limited views through the site.



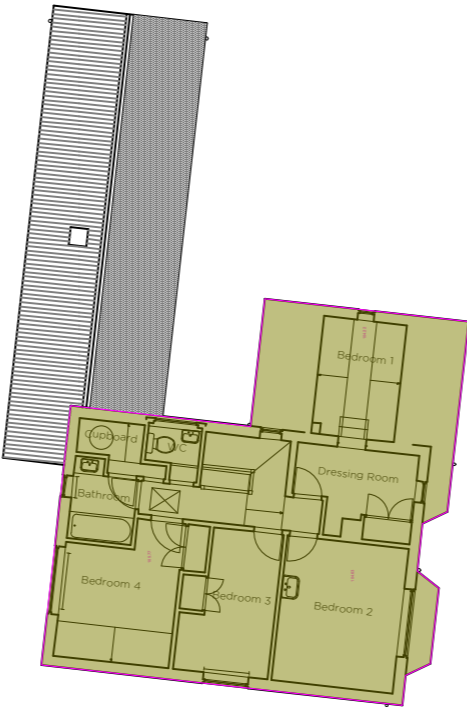
2.3 EXISTING GROUND FLOOR PLAN



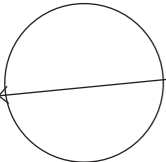
The ground floor plan shows a series of cellular spaces, split across different levels, resulting in a building that would be impracticable and unviable to convert.



2.4 EXISTING FIRST FLOOR PLAN



The first floor plan also shows a series of cellular spaces, split across different levels, resulting in a building that would be impractical and unviable to convert.



2.5 EXISTING ELEVATIONS



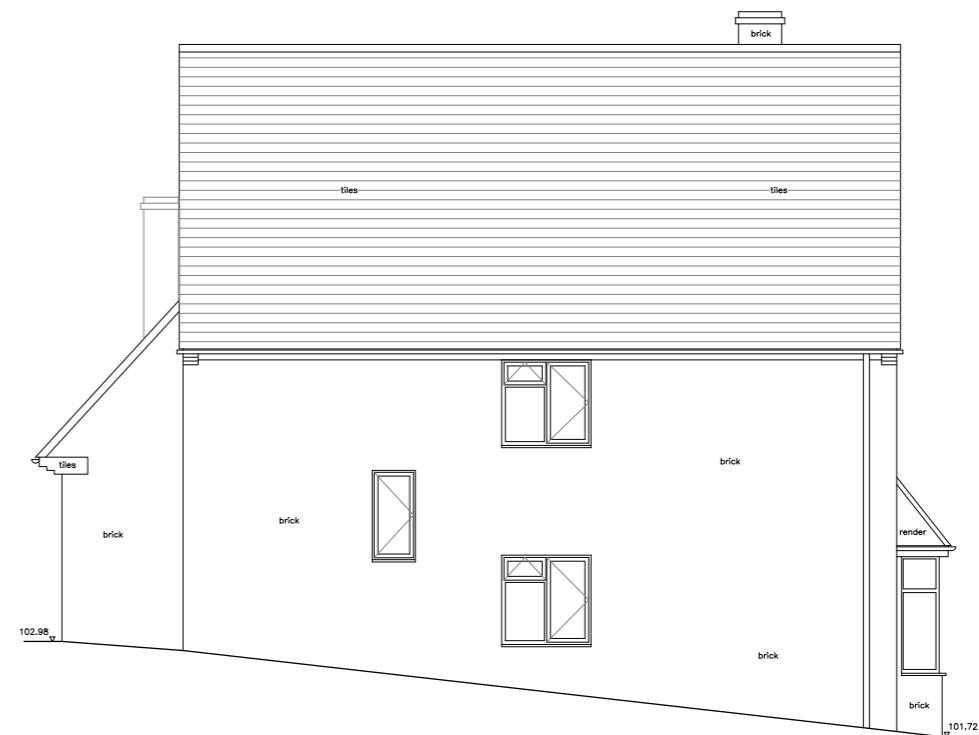
North Elevation
1:100 at A3



East Elevation
1:100 at A3

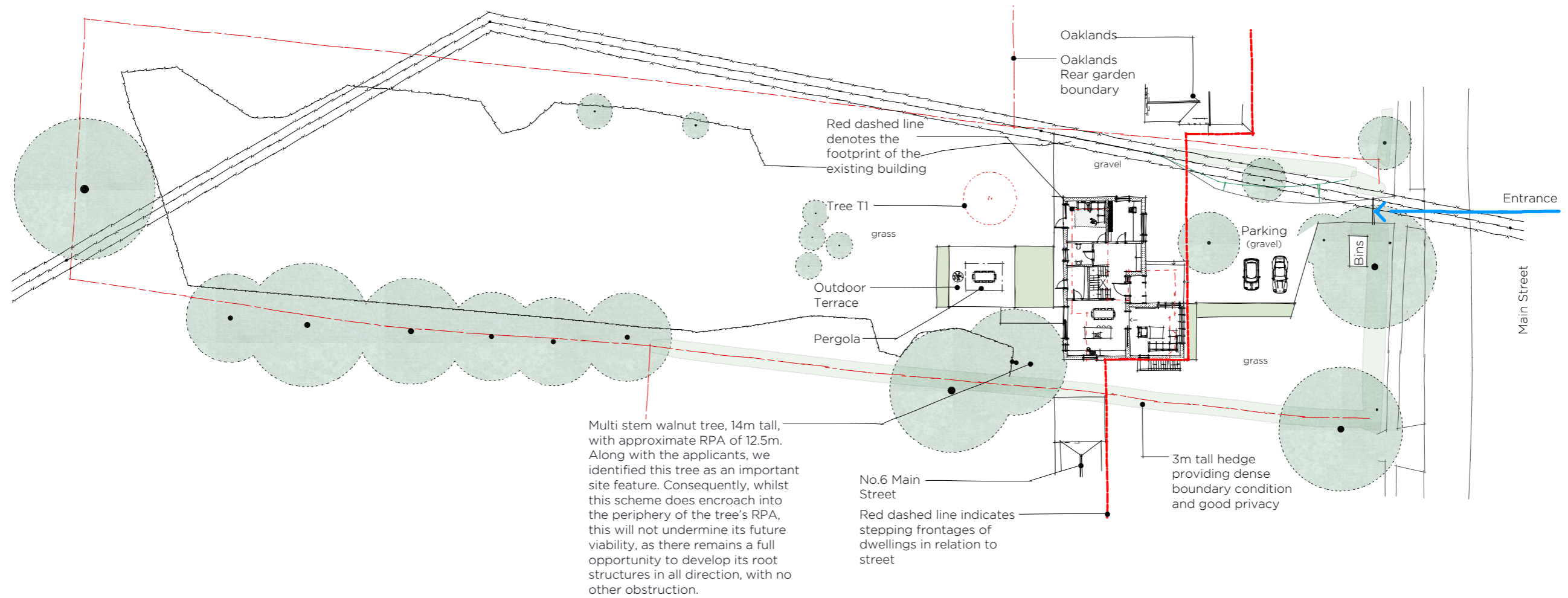


South Elevation
1:100 at A3

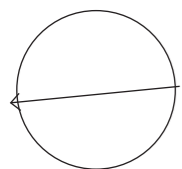


West Elevation
1:100 at A3

3.0 PROPOSED SITE STRATEGY



The replacement dwelling occupies a similar footprint to the existing rectory, all be it with the southern gable projecting 1.04m further towards Main Street and 1.39m to the east. The western flank of the building remains the same, though an external stairwell has been added to access the basement.



3.1 PROPOSED GROUND FLOOR PLAN

