

Design & Access Statement

Shortlands Park Stud

Sibford Ferris.

November 2021



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Introduction

This statement has been prepared in support of the planning application to extend and re-order the existing dwelling at Shortlands Park Stud.

The property is set within generous grounds, surrounded by 10 acres of grazing land. The existing access drive from the Hook Norton Road leads to a large graveled parking court, the drive continues behind the dwelling along the northern boundary and down to the yard, barns, and equine facilities.

The existing property has historically been poorly extended to the rear (north). As part of the proposals the new owners would like to improve the elevational composition and internal spaces, as well as the landscape setting of the property.

Pre-Application

Pre-application advice has been sought prior to this application (21/03227/PREAPP). The proposals have been developed in accordance with the advice of the planning officer addressing massing, scale, visual impact from public view points and following key requirements set out in the 'Cherwell Home Extension and Alternation Guide (2007)'



Existing Photographs



North & East Elevations - As seen from Road.



South Elevation - Original House.

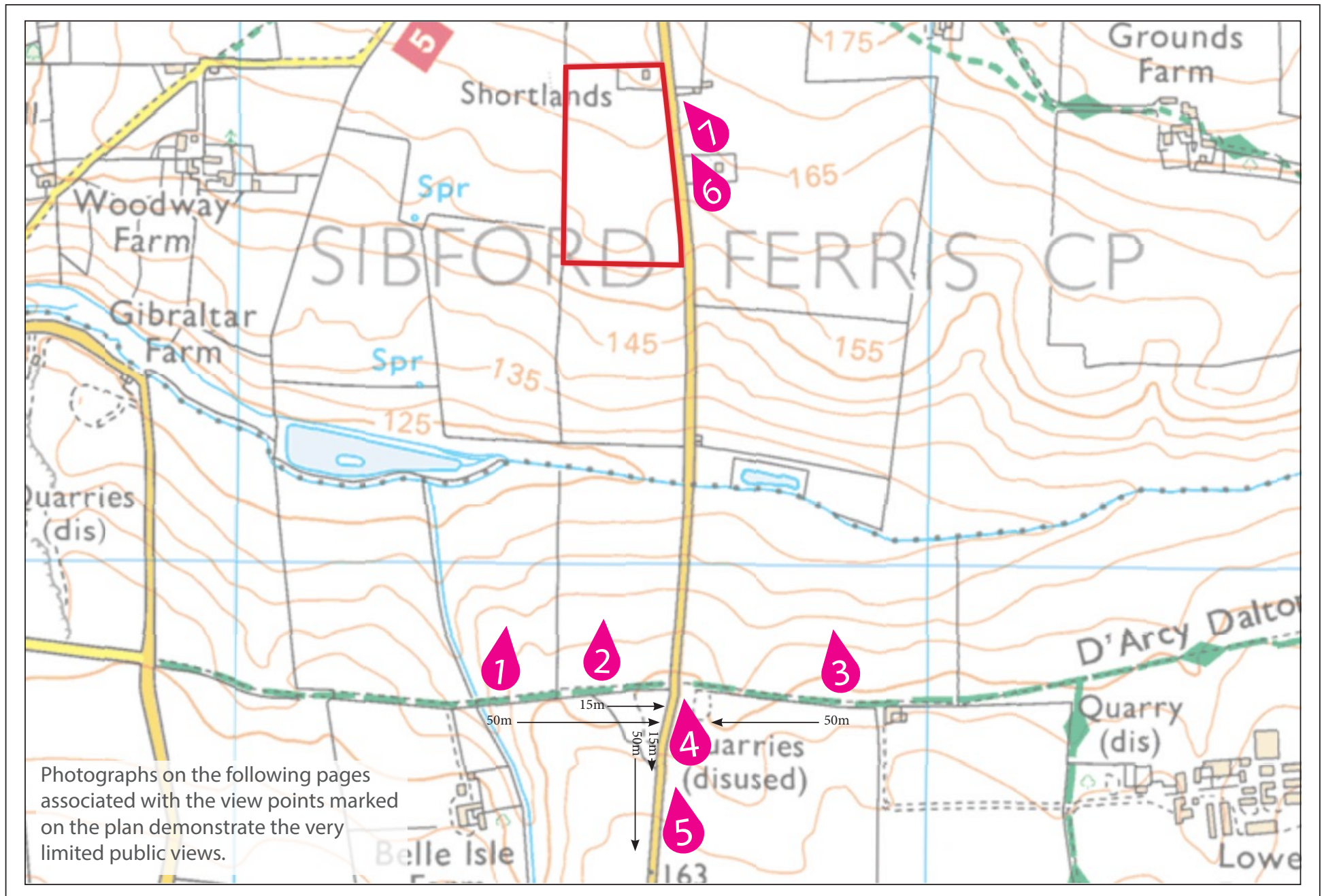


North & West Elevations. Entrance gates seen in background.



North Elevation - double gable extension.

Photographic Analysis of Distant Views



Photographs taken from D'Arcy Dalton Way



View 1



View 2



View 3

Photographs taken from Hook Norton Road



View 4



View 5

Photographs taken from Hook Norton Road - Approaching Shortlands



View 6



View 7

Proposal

The proposals seek to rectify and improve on the works completed in the early 2000's, while retaining as much of the original structure as possible. The existing projecting rear gables and valley will be reconfigured with the right hand gable removed and replaced with a new section of roof forming the line of the westerly extension, the left gable will be retained resulting in an unchanged roadside appearance.

The extension to the west provides the property with a new open plan living area benefiting from the south-west orientation and good connections to the garden and proposed new pool. The scale of the extension is modest in comparison to the generous plot, it is also considerate to the original dwelling with a lower ridge height, set back external wall and less formal features all highlighting its subservience. To reinforce the extent of the existing property tabling has been added to the gables and the height of the chimneys increased.

The current front door is located on the southern elevation which is counterintuitive when all arrivals are to the north side of the property, therefore as part of the re-ordering there is a proposed new covered front door and formal entrance hall, tucked up against the new projecting staircase gable.

Landscaping and a proposed new garage will be used to define and contain the parking court, and guide you to the entrance.

The materiality of the proposal will be consistent with the existing, stone walls with cut stone mullion windows, and concrete roof tiles.



Indicative 3D view of south elevation



Proposed north elevation



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