



September 5, 2022

DESIGN AND ACCESS STATEMENT

7 WALFORD ROAD, SIBFORD FERRIS, BANBURY, OXFORDSHIRE. OX15 5BL.



This statement forms part of the application. It is not a standalone document and should be read in conjunction with associated plans and other support documents.

1.0 Introduction

This Design and Access Statement has been prepared to support an application for Householder Planning Permission in a Conservation Area, for the alterations, single storey extension and outdoor structures to 7 Walford Road in Sibford Ferris.

2.0 Setting + Site Description

- 2.1 7 Walford Road is a Three-storey detached family dwelling. It can be found in the heart of the village of Sibford Ferris, which lies about 8 miles north of the town of Banbury.
- 2.2 The property sits within the Sibford Ferris Conservation Area and the houses on Walford Road all fall in the conservation area and are similar in architectural style, mostly stone built dwellings. Additionally, there are a number of single storey additions seen throughout the area.
- 2.3 7 Walford Road sits towards the end of the road which is accessed via a shared drive of Hawk's Lane. The house sits away from the public road and is not visible from the public domain.
- 2.4 The facade of the house is local stone, with the fenestration made up of white UPVC frames. The main entrance door is oak and the roof is slate.
- 2.5 The property has accommodation over three floors, with Kitchen/Living/Dining space to the ground floor and bedroom space to the upper floors.
- 2.6 There are several neighbours around 7 Walford Road, most of which sit off the Walford road and are relatively spread out. Most of the neighbouring properties are constructed from similar materials.

3.0 Planning History

- 3.1 It can be seen from the planning history that there has been one application for an addition of an agricultural building to 7 Walford Road:

16/02116/F

Agricultural barn on agricultural parcel

27/12/2016

Application Refused



4.0 Proposed Works

The proposal seeks to introduce:

- A single storey extension to provide space for the new Kitchen/Dining area.
- An access gate to the west of the property which will lead to two off-street parking spaces housed on a steel frame structure.
- A gazebo, garden room and decking area in the bottom of the garden north of the property.
- Minor alternations to the existing property.

4.1 Layout

- 4.1.1 At ground floor the single storey extension will provide space for the new kitchen, utility, and a dog shower. The existing kitchen will become a snug and the rear window will be opened to FFL to allow for access to the new kitchen. Secondary access will be provided through the new utility and the existing utility door will be blocked.
- 4.1.2 The raised steel parking structure will feature a set of stairs to the west of the property and a gate to access the shared drive. The deck will allow for the parking of two cars and storage to the underside.
- 4.1.3 The gazebo, garden room and decking area will provide outdoor dining and break out space.

4.2 Scale + Appearance

- 4.2.1 The existing windows in the host dwelling will be changed in colour from white to sage green. The window opening size and window style will remain as present. The new windows and doors in the extension will match in colour and style.
- 4.2.2 The extension will be constructed from local stone. It will feature large bifold doors to the rear to retain views of the valley, a window to the utility and kitchen sink and a large skylight to allow for natural daylight to the space.
- 4.2.3 The steel parking structure will be constructed from steel beams and columns with a concrete deck infill. The boundary of the deck will be protected by a glazed handrail.
- 4.2.4 The gazebo, decking and garden room will be located north of the host dwelling. The materials used for these structures will consist of timber cladding, stone retaining walls and a metal frame for the gazebo.

4.3 Impact on the Neighbours and Local area

- 4.3.1 Careful consideration has been given to mitigate the amount of impact to the neighbour by setting the extension away from each boundary line. The parking structure will not be visible to any neighboring properties due to the soft screening boundary treatment. The gazebo and garden room are set towards the north of the site where the land falls away significantly meaning the structures will not be visible.



5.0 Conclusions

- 5.1 It is considered that the proposed alterations and extension 7 Walford Road. Will not result in any significant or detrimental impact on the visual amenities of the surrounding area or any of the neighbouring properties. The layout, design and external appearance are fully sympathetic to the character of the context. The development to the property will improve the quality and use of the existing ground floor level of the house, as well as significantly improve the external appearance of the property to better compliment the Conservation Area.
- 5.2 The works and additions to the site will be of good quality design, detailing and in materials to reflect the existing property and the Conservation Area.