

IAN O'BRIEN STUDIO

Mawles Cottage

New pedestrian access gate

Design and heritage
statement

Revision 00
Sep 2022

1 Introduction

1.0 Preamble

This Design and Heritage Statement accompanies the drawings made as part of the application for householder planning consent for the formation of a new pedestrian gate in existing wall. The Submission is made on behalf of Mr and Mrs Broom [the Applicants], in respect of Mawles Cottage, Sibford Gower, OX15 5RW [The Site].

Mawles Cottage is not listed or subject to any local designation as a heritage asset. It is, however, located inside the Sibford Gower & Burdrop Conservation Area. This report presents an explanatory overview of the site and the proposals in context, and assesses the potential impacts of the development proposals on the conservation area.

1.2 Report structure

The design and heritage statement is structured as follows:

Sections 1 + 2

Introduction and summary data

Section 3

Context and proposals

Section 4

Impact assessment

2 Summary data

2.1 Description of The Proposals

The Proposals are for:

- The formation of a new pedestrian gate in existing wall and associated landscaping.

2.2 Use

The building is Class C3 – residential dwellinghouse. There is no proposed change of use class.

2.3 Amount

It is proposed to create only one new opening.

3 Context + proposals

3.1 Site and building layout

Mawles Cottage sits at the heart of Sibford Gower. It is located on the North edge of Main Street, surrounded on three sides by residential dwellings with pasture land to the north. The topography of the area is undulating with a prevailing north to south gradient. The southern boundary of the site is comprised of a succession of adjoining stone buildings and walls, that form the inner boundary of the pavement running west to east along the North side of Main Street.

3.2 Existing wall

The concerning existing boundary wall [figure 2], is an ironstone wall that continues the line of the adjoining stone buildings. The wall and buildings form the boundary of Main Street. Inner concrete blockwork faces the wall, with the boundary wall serves as a retaining structure between the level change of the properties garden and Main Street. The wall is currently in a poor state of repair. Works will provide opportunity to carry out local repairs and improve appearance, including rebuilding the collapsed section.

Fig. 1 — Location plan with site outlined in red

Fig. 2 — Photo of the street elevation of the boundary wall



3.3 Proposed works

The proposed formation of a new pedestrian gate is intended to improve access to the rear of the property at Mawles Cottage and enable access for bin collection.

The existing wall will be partially demolished to create an opening for the gate access [figure 3]. Remedial stonework repairs will be undertaken in a complementary manner, using traditional materials and techniques used on the existing wall. Local ironstone will be laid using traditional pointing techniques and lime mortar [figure 4].

The proposed opening will be supported using an exposed timber lintel, finished to match others found on the building [figure 5].



Fig. 03



Fig. 04

4.0 Impact assessment

4.1 Scale and massing

The boundary wall at Mawles Cottage, continuing the line of adjoining properties, is characteristic of the conservation area. The proposed opening does not alter the general form or massing of the boundary wall. It is a modest scale in a large expanse of wall and does not break the top line of the wall, maintaining the visual image of a continuous wall.

4.2 Street patterns and building lines

The proposed gate access is proportionate of other openings along the elevation and will have negligible potential to impact on the character of the street or the conservation area setting.

4.3 Character and appearance

The proposed alterations use traditional techniques and materials that are appropriate to the cottage and the setting, with similar openings found elsewhere within the conservation area.

4.4 Summary

The cottage itself has no separate heritage significance beyond its inclusion within the SFSGBCA. The proposed does not significantly alter the form or character of the dwelling. Alterations are proportionate to similar openings at Mawles Cottage and use complementary traditional materials and techniques. Thus, it is our conclusion that the proposed new gate access has no adverse impact on the setting and conservation area.



Fig. 05

Fig. 03 — Location of proposed opening in wall

Fig. 04 — Local ironstone with lime mortar pointing

Fig. 05 — Example traditional exposed timber lintel

