

DESIGN AND ACCESS STATEMENT

Woodway Farm, Woodway Road, Sibford Ferris OX15 5DA



South (front) elevation.



East (side) elevation



West elevation



North (rear) elevation.



West elevation



South facing 2 storey extension.

1.0 SITE ASSESSMENT:

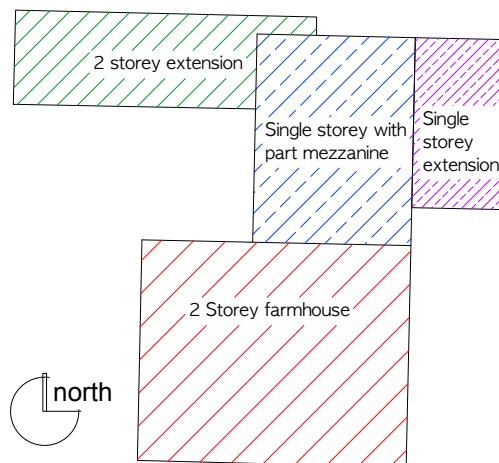
Woodway Farm is a detached farmhouse located approximately one mile outside the village of Sibford Ferris. The property acts as both a family home and an office for a working farm.

The walls of the original building are finished in a combination of natural stone and red brick with timber sash windows, under a slate roof. The original house comprises of a well-proportioned two storey element with a single storey kitchen (+ modest mezzanine) to the rear. To the north of the single storey element a 2-storey extension has been added (10/00555F) and to the side a single storey timber orangery (19/02492/CLUP).

The boundary of the domestic curtilage is a combination of red brick walls, hedges, and metal estate fencing. Within the garden area there is a number of mature trees. To the front of the house is a gravel parking area for 5 or 6 cars – there is also parking for additional cars closer to the house between the two 2 storey elements.

To the north of the property is Woodway Barn – a residential property that is not in the same ownership as Woodways Farm.

The property is not Listed and is not within a Conservation Area.



Indicative elements of the property.

2.0 PROPOSAL:

The application seeks approval for a two-storey rear extension.

3.0 DESIGN:

The existing 2 storey rear extension feels detached from the main body of the house. The mezzanine above the kitchen is not an efficient use of space and the recently constructed orangery only has no internal doors which limits its use. This application wishes to address the problems of the current house whilst ensuring the design does not detract from the elegance of the original farmhouse. The design has been developed with the Applicants to ensure that the property meets the long term needs of their young family.

For simplicity the extension can be divided into 2 sections – ‘link’ and ‘two storey extension’.

Link:

The roof of the kitchen will be removed and the east facing wall will be extended using local stone with a lime mortar. The (failing) red brick wall to the west will be removed. The width of the ‘link’ will be increased, and a 2-storey timber glazed screen added to the west. The purpose of raising the height of the link is to create a link between the 1st floor of the original house and the ‘detached extension’. The 1st floor of the link will contain a walkway and the existing mezzanine will be turned into a bedroom with a timber sliding sash window facing east. A mono-pitch roof with a large roof lantern will cover the link. The height of the new roof has been set below the eaves level of the original farmhouse to ensure the ‘link’ remains subservient.



Wall and roof to be removed.



Wall to be raised, window added, new roof over.

Two storey Extension.

The existing two-storey extension is constructed with a combination of facing materials including red brick, render and stone with upvc windows under a steep pitched slate roof. The footprint of the 'two storey extension' is very narrow creating a series of poorly proportioned spaces; at 1st floor the headroom at the eaves is low – this adds further to the cramped feel.

This application seeks approval to remove the roof, increase the width by 1.2m, raise the eaves and add a new roof over. The first floor will contain a bedroom (with ensuite) plus a linen room and second bathroom. The first floor will connect to the original farmhouse via the newly constructed 'link'.

The existing house does not have any heating, a modest plant room will be added to accommodate the necessary tanks and controls required for a new sustainable heating system.

The majority of the new walls will be faced in local stone with lime mortar. The upvc windows will be replaced with high performance timber effect uPVC windows. The new roof covering will be a natural slate, to match the original farmhouse the pitch will be 30 degrees. The height of the eaves has been set to ensure that the roof of the new 'link' sits below the eaves of both the original farmhouse and the new two storey extension.

To ensure there is no overlooking of the neighbouring property's garden any north facing windows at 1st floor have been limited to high-level rooflights (cill above 1.7m above FFL). The existing north facing ground floor windows will remain in the same location and size.



2 storey extension to be modified



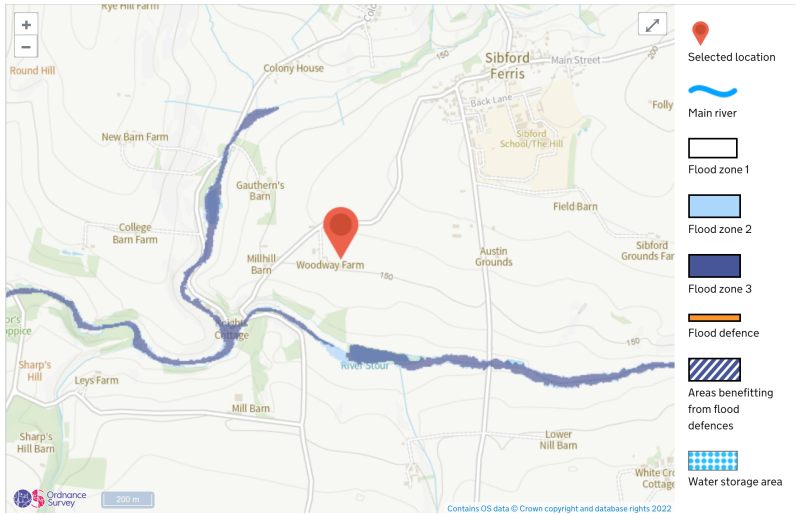
Looking West (Woodway barn on right).

4.0 ENVIRONMENT / BIODIVERSITY.

No known natural habitats will be disturbed because of the works. No trees will be affected.

The existing photovoltaic panels will be re-used. to help offset some of the property’s energy consumption. Additional PV panels will be added to the south facing elevation to help to meet the property’s energy demands. The new works will be designed to exceed current building regulations to help reduce the heat loss from the building.

As part of the works the Applicant is investing in a new sustainable heating system – at present the details have not been finalised but the aim is that Woodway Farm’s energy requirements are as self-sufficient as possible.



The site has not been identified as being at risk to flooding.

5.0 ACCESS:

The vehicular and pedestrian access to the property will not be affected by the proposals. On plot parking will be retained to the front and side of the property.

Due to the variety of levels within the property it has been necessary to include steps within the proposed layout. The steps have been kept to a minimum and will be seized to be ‘Part M’ compliant.

6.0 SUMMARY

- The design ensures that the house remains suitable for the long term needs of the Applicants.
 - The design is sympathetic in scale and design to the original farmhouse.
 - Following the works the original farmhouse will remain clearly legible as the original, and principal element.
 - The extension is subservient to the original farmhouse.
 - The extension will not be visible from any footpaths or public roads.
 - There will be no overlooking of adjacent properties.
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