

*FA*  
**FLEMING**  
**ARCHITECTS**  
*& Partners*

*Design & Access Statement*  
*For*

*New Barn Farm, Colony Road, Sibford Gower, Banbury, OX15 5RY.*

## 1.0 Introduction

- 1.1** This statement is submitted in support of an application for a ‘replacement dwelling, partial removal of existing outbuildings, replacement outbuilding, proposed swimming pool and associated landscaping’.
- 1.2** The proposed design scheme seeks planning permission for a replacement detached dwelling at New Barn Farm. The scheme has been developed around the retention of the existing Threshing Barn, Byre and Garage outbuilding. The proposals look to enhance the existing dilapidated, convoluted and awkward set of buildings by replacing the modern elements with a simple Gentlemen’s farmhouse dwelling.

## 2.0 Existing Site

- 2.1** New Barn Farm is located on Colony Road in Sibford Gower, a village and civil parish approximately 6.5 miles west of Banbury in Oxfordshire, on the north side of the Sib valley.

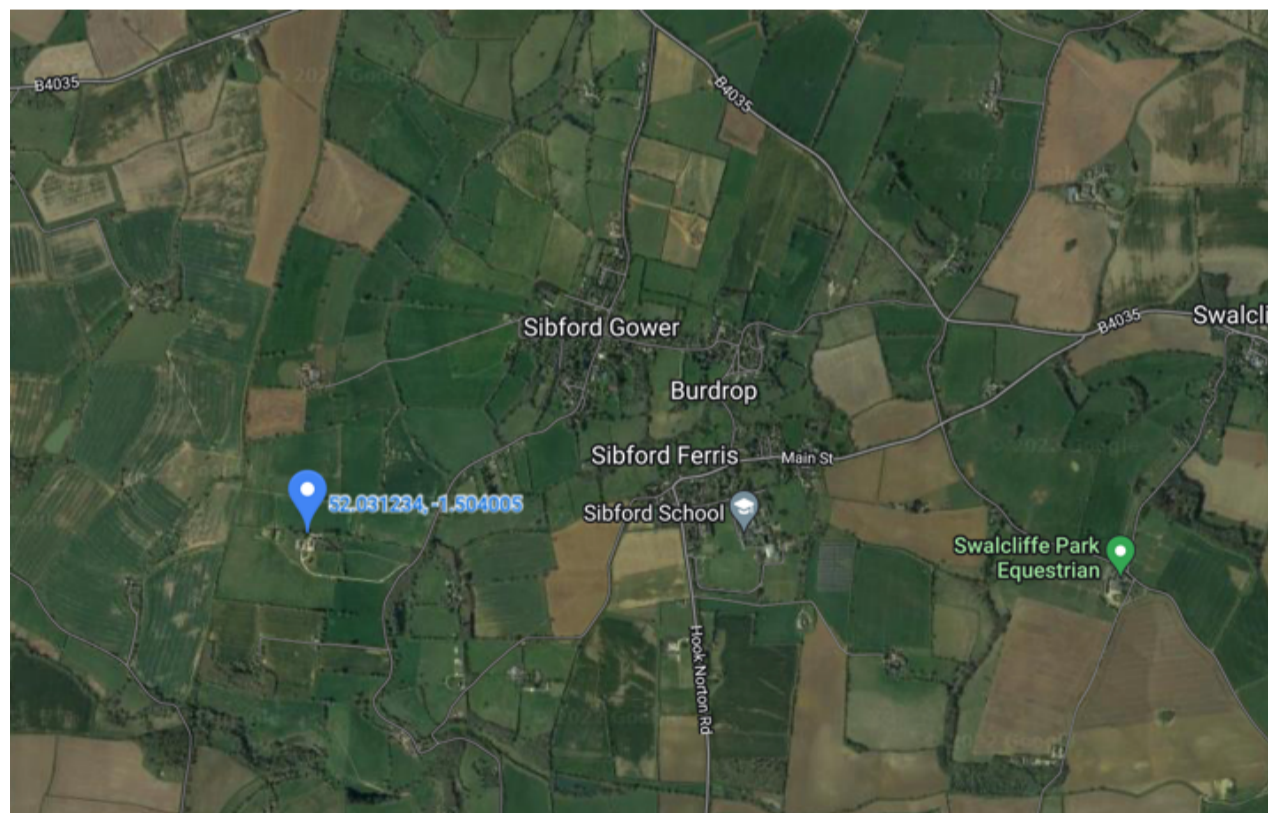


Image 01 – Map showing location of New Barn Farm.

- 2.2** The property is accessed via Colony Road, the main thoroughfare into Sibford Gower.

**2.3** New Barn Farm is **not listed** and **does not lie within a Conservation Area**. The site is also **outside the Cotswolds AONB**.

**2.4** The site consists of the existing dwelling which has been extensively extended over the years, an adjoining stone barn and byre outbuilding. The existing stone barn and byre could be considered non-designated heritage assets, although both buildings have been poorly renovated and would benefit from some degree of restoration and intervention.

**2.5** The house is set within Flood Zone 1 with a low probability of flooding and therefore a flood risk assessment is not considered necessary.

**2.6** Located to the south and east of New Barn Farm, are College Barn Farm and Gauthern's Barn, respectively. Neither sites are listed and there are no other buildings/sites of significance within proximity to New Barn Farm.

### 3.0 Planning and Site History

#### 3.1 Planning Application Record –

3.1.1 97/00489/F – Conversion of former farm buildings to one holiday flat.

3.1.2 98/01712/F – First floor gabled extension over existing flat roof single storey, new chimney, and construction of glazed bay extension at ground floor.

3.1.3 08/00060/F – Remove existing extension and erection of two storey rear extension (as amended by drawing numbered 4428-02a received 29.02.08 with agent's letter dated 28.02.08).

3.1.4 92/11228/OTHBN – Replace exist roof.

3.1.5 99/10277/OTHBN – Extension and new fireplace.

3.1.6 08/00453/DEXFP – Demolish existing conservatory and replace with new 2 storey extension providing kitchen and bedroom extensions.

3.1.7 CP/NAPIT/00066/2009 - Extension to an Existing Circuit Kitchen

3.1.8 CP/ELECSA/00169/2015 - Installation/alteration of a generator/solar voltaic system One or more new circuits

3.1.9 CP/NAPIT/00204/2008 - New Consumer Unit Fitted in an Existing Dwelling House  
Dwelling Lighting Number of Points Served House Dwelling

3.1.10 21/09472/CP - Install a replacement consumer unit.

3.1.11 21/09473/CP - Install a replacement consumer unit.

3.1.12 21/09474/CP - Install a replacement consumer unit.

3.1.13 21/12050/CP - Flue Supplies: Ultraflex (316L & 904L) with Descriptor Install a flue liner. clearview: vision 500 with Descriptor Install a solid fuel dry fuel room heater, stove, or cooker.

## 3.2 Historic Maps

- 3.2.1 Traditionally, Sibford Gower and the surrounding areas of New Barn Farm were part of a large farming community, with multiple satellite farms located within the area, see image 02 below. This is believed to have continued until the early 1900s when industrialisation impacted on local farming methods and many smaller farms were merged and consolidated into larger farming enterprises.



Image 02 – Map of satellite farms around Sibford Gower, 1884.

- 3.2.2 It is believed that the site of the current New Barn Farm began as part of one of these satellite farms, with a collection of barns and outbuildings forming part of a nearby farm to the West, Muddle Barn Farm. At this time, historic maps below indicate that the site was known simply as 'New Barn', and consisted of the main Threshing Barn, a single storey farmers shelter and two adjoined (perpendicular) single storey outbuilding ranges. The Threshing Barn and outbuilding range to the east (The Byre) still remain on the site today, however the second range to the west is no longer present.
- 3.2.3 A date to the remaining Threshing Barn has been etched into the masonry, of 1780. See image 03 below.



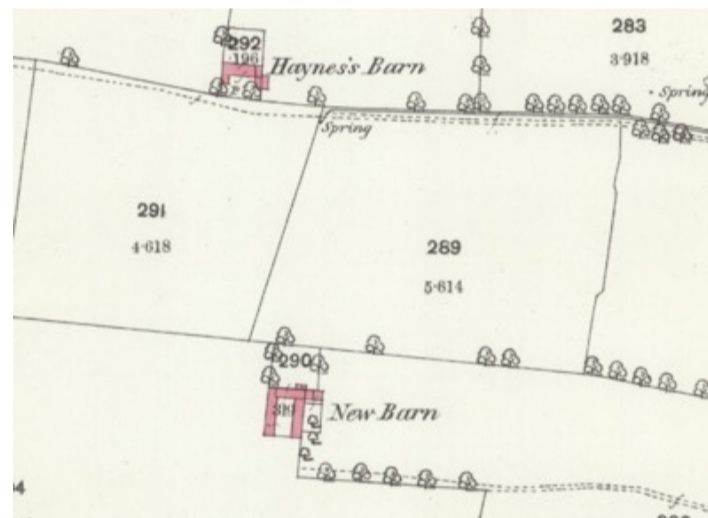
Image 03 – Dated inscription to Threshing Barn, 1780.

- 3.2.4 The dated historic maps below indicate that this collection of barns and outbuildings remained largely untouched throughout the nineteenth and early twentieth century, and the site retained the character of the 'U' shaped layout.
- 3.2.5 The attached brick dwelling appears consistently on historic maps, see extracts below. However, it was renovated heavily in the 1930s, and again in the 1960s, with further works undertaken in the 1980s and 1990s. There are concrete blocks internally behind the brickwork, uPVC windows, concrete lintels, a new roof and roof timbers, plastic rainwater goods and softwood fascias. Very little heritage fabric remains, and to all extents and purposes the dwelling is a modern construction.
- 3.2.6 This collection of barns and outbuildings continued until 1997, and it was at this time that the larger portion was sold off and subsequently re-developed into the current Sibford Park.
- 3.2.7 During 1998/99 the dwelling was substantially renovated and converted into the property present today.
- 3.2.8 The footprint was further extended in circa 2008 to provide the two storey Breakfast Room leading from the kitchen and new bedroom over following approved application 98/01712/F.

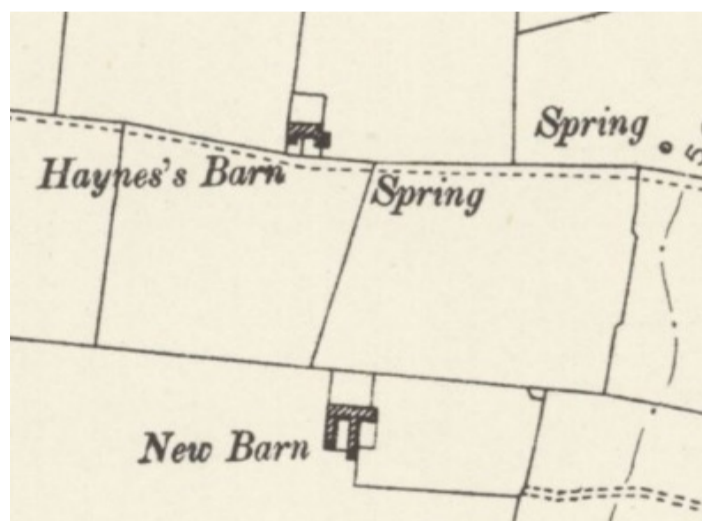
Historic Maps -



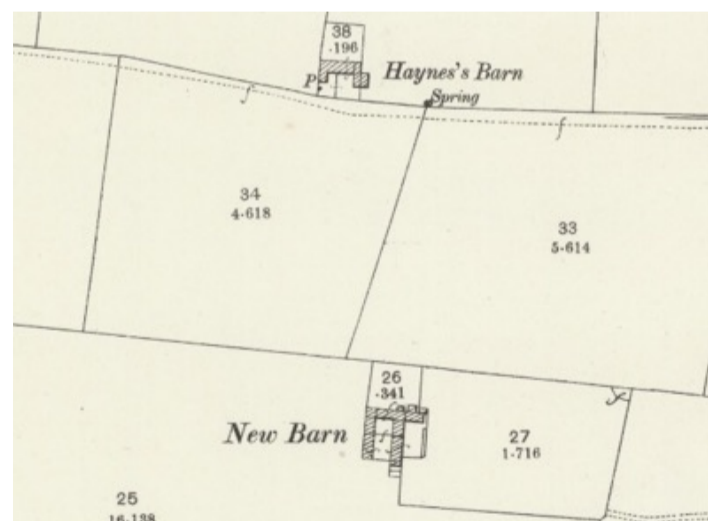
1884



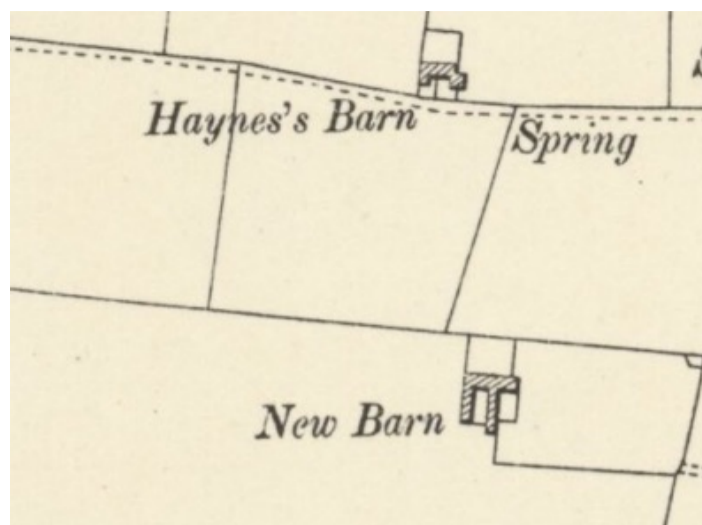
1886



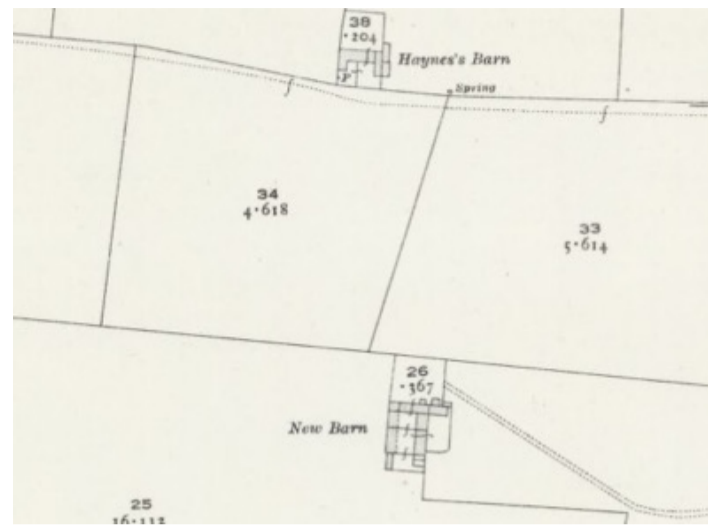
1900



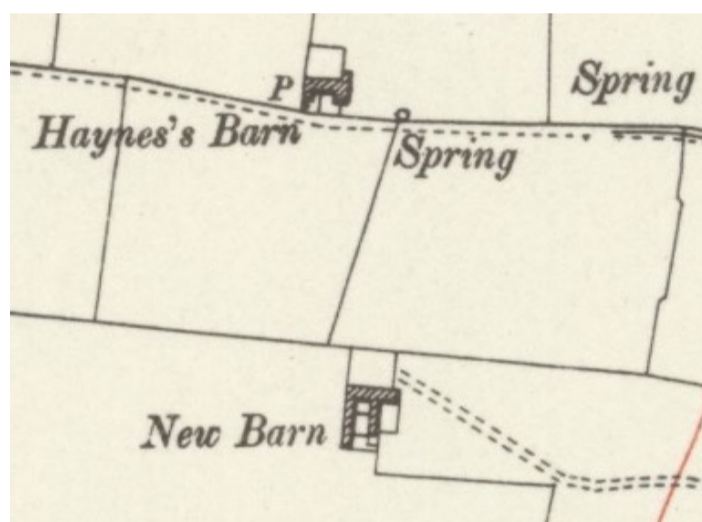
1905



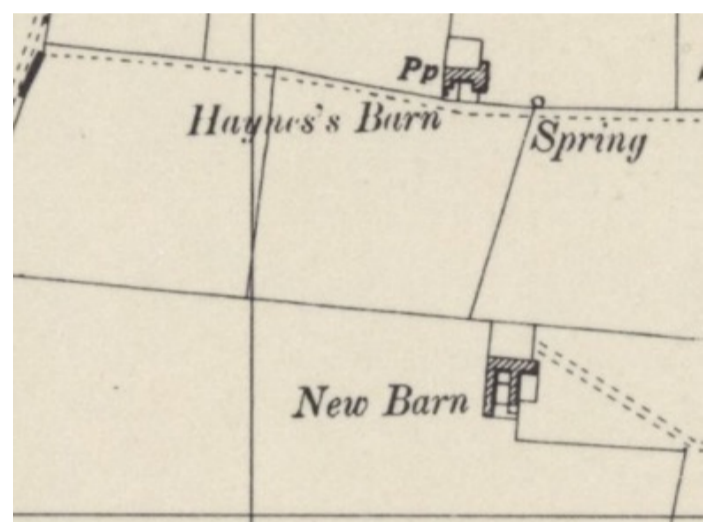
1906



1922



1923



1955

- 3.2.9 On a wider level, the existing site has been sub-divided into two separate ownerships. Sadly, this has resulted in the inevitable loss of character and interest.
- 3.2.10 The adjoining house, Sibford Park, now dominates the setting of this holding.
- 3.2.11 In summary the existing Threshing Barn and Byre hold a degree of historic interest, but the attached brick house has little character or interest, has been extensively remodelled over the years, and is considered suitable for replacement. The removal of this brick dwelling should also help to liberate the more sensitive stone outbuildings behind.

#### 4.0 Design Strategy

- 4.1 This application seeks to remove the extended cottage from the agricultural range in order to return the existing stone barn to its original format, that of a free-standing vernacular Threshing Barn. The single-storey Byre to the south of The Barn will also be retained and continue to provide ancillary accommodation to the main house.
- 4.2 Therefore, this scheme has been developed to create a clear distinction between the proposed replacement dwelling and the original agricultural heritage of the site by relocating the dwelling further east, independent to the outbuildings.

- 4.3 The building character of the replacement dwelling has been designed incrementally to appear as a traditional farmhouse with a main range to the east, with supplementary extensions to the rear. Clearly the new porch entrance to the north would appear as a later alteration as in image 04 below.



Image 04 – Precedent Image

- 4.4 Throughout the design process of this scheme, the two key elements that have guided the proposal are height and mass of the replacement dwelling.
- 4.5 In terms of building mass, the main farmhouse range to the east has been designed as the prominent 'original' building, whilst the additional 'extended' ranges to the north have been stepped down a little to soften the visual impact around the site, see precedent images 06, 07 & 08 below.
- 4.6 The design has been developed to ensure that the submitted scheme is no larger in footprint than the existing. In comparison to the existing site, including the area of Permitted Development rights, **the proposed scheme is 45sq M. less than the existing site total.**
- 4.7 With reference to height, the proposed replacement dwelling is one metre taller than The Barn, but has been designed to be of a similar height of the neighbouring **outbuilding**, part of Sibford Park.
- 4.8 It is however more than three metres **lower** than the main dwelling at Sibford Park.
- 4.9 In terms of its context within Sibford Park, the detailing of the replacement dwelling is soft and comparatively discreet. In this respect the house hopefully appears both as a polite farmhouse and also as a subservient building to its larger neighbour. See photographs 06, 07 & 08 below, to indicate the polite and subservient farmhouse character of this proposal.



Image 06 – Precedent Image



Image 07 – Precedent Image



Image 08 – Precedent Image

- 4.10** In terms of the existing outbuildings to the north of the site, these look to be consolidated and rationalised. Clearly what is there currently is not pleasing, aesthetically relevant or historical, and we feel that some works in this area would greatly enhance the site as a whole.
- 4.11** The existing garage building will remain as existing and will establish the area of family parking on site.
- 4.12** The small Store building adjoining the garage building, The Old Stables and larger Store building to the west of the site are proposed to be replaced with one outbuilding and an adjacent log/machinery store. These alterations will rationalise the current outbuildings and greatly improve the appearance of the current dated outbuildings.
- 4.13** The replacement outbuilding will be designed in reference to the existing garage building, to establish hierarchy of building on the site. See image 09 below for a precedent image of the proposed materials palette for the replacement outbuilding.



Image 09 – Precedent image.

- 4.14** Concerning the existing Barn and Byre outbuilding range, we see these buildings as non-designated heritage assets, in other words they carry a degree of significance and therefore should be retained and enhanced.
- 4.15** The enhancements to the main barn are largely to remove the chimney and creosoted screens either side of the threshing bay but to otherwise leave it largely unchanged.
- 4.16** For the Byre, the proposals show great enhancement by the removal of the concrete rendered west elevation and the introduction of some fairly clean glazed panels. This should simplify the character of this building and revert it to more of an open bay byre which is likely to have been historically accurate.
- 4.17** Internally the current use of this building is a self-contained separate annexe with two bedrooms. The proposals show these bedrooms as removed and re-used as a Pool Room and 'Granny Flat'. The loss of bedroom space here should help liberate the character of these buildings and return them to something nearer their original character.



**4.18** The applicants would like to apply for this proposal with family in mind, and this is the primary reason for the alteration to the Byre. The clients are anticipating that their parents may need to move closer to them in the near future, and this single storey existing building could create a space for them to live, whilst having the support of their family within a stones throw if required.

**4.19** The current site has a vast number of store buildings, and for a site which is no longer an operating farm, this number of agricultural outbuildings is no longer practical. Instead, the applicants wish to rationalise the number of outbuildings and replace them with one outbuilding which will be used as a Home Studio, an essential space at this time.

## 5.0 Materials

**5.1** The materials and detailing of the proposed replacement dwelling are soft and deliberately subservient in relation to the hierarchy of Sibford Park behind.

**5.2** Brick has been shown as the chosen building material firstly as a nod to the current farmhouse but more importantly to separate this dwelling from Sibford Park, and to give it a sense of hierarchy where brick is generally the subservient material to stone.

**5.3** We believe this choice of material is a considerable contributing factor in this replacement dwelling being proportionate and congruous within its surroundings.

**5.4** The replacement outbuilding will be clad in timber, as a reference to the existing garage outbuilding, as per precedent image 09 shown above.

**5.5** A materials precedent study has been carried out to support this proposal, by looking at houses, barns, and outbuildings local to the site. This has allowed this proposal to be influenced by the local vernacular and narrative of materials within the surrounding areas of the site.

5.5.1 As stated above, the replacement dwelling is proposed to be from brick, as both a nod to the existing dwelling and to give the proposal a soft and subservient appearance in relation to its surroundings.

5.5.2 A local brick dwelling can be seen from the access drive of New Barn Farm, and has provided much inspiration to the design process and final submitted design for the replacement dwelling. See images 10 & 11 below for context.

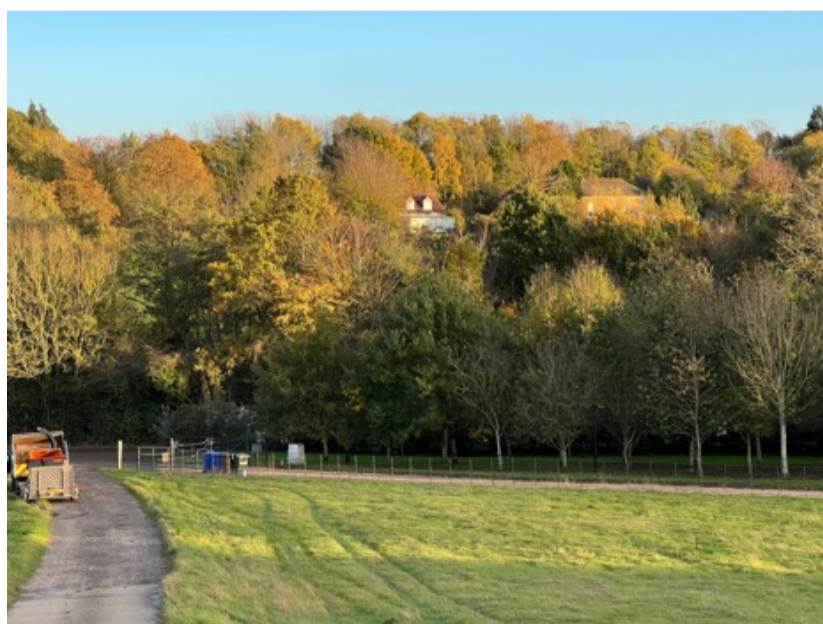


Image 10 – Local precedent image.



Image 11 – Local precedent image.

5.5.3 Another very attractive brick building, local to New barn Farm, is shown below in images 12 &13.



Images 12 & 13 Local Precedent images.

5.5.4 Other buildings in the vicinity of the site of New Barn Farm include a very attractive stone and brick-built outbuilding, which has not only influenced the outbuildings on site, but the architectural detailing has been reflected within the design of the replacement dwelling. See images 14 &15 below.



Images 14 & 15 Local Precedent images.

5.5.5 As mentioned in section 4.13 above, the replacement outbuilding will be designed in reference to the existing garage building, to establish hierarchy of building on the site. See image 16 below of the existing garage and image 17 of a local precedent.



Images 16 & 17 Local Precedent images.

## 6.0 Scale and Layout

- 6.1 This proposed scheme has been developed with height and mass as two of the main elements that have influenced both the design process and final proposed design. As previously mentioned, the ridge height of the main range of the proposed dwelling is one metre taller than The Barn, however this comparison supports the narrative of the proposed site and will return The Barn to the lower hierarchy of a separate outbuilding on the site.
- 6.2 The wider context of this proposal has also been considered throughout the design process, and as a result, the proposed replacement dwelling has been designed as a subservient building to the larger Sibford Park. Although the proposed ridge height is higher than the existing house, it is still **more than three metres lower than that of Sibford Park**. The ridge height of the extended ranges to the west of the proposed dwelling has been designed to be set below the existing ridge of The Barn, as not to encroach on this existing outbuilding. \

## 7.0 Use

- 7.1 In terms of the main house there are four bedrooms proposed; the existing house has four bedrooms so there is no change in the number of bedrooms, just their size. This is because the family is a growing family, they have just had their third daughter and look to make this their long-term family home.

## 8.0 Landscape and Setting

- 8.1 The proposal sits partially over the existing footprint and projects immediately east of the existing house. This proposed location firstly allows The Barn to present as its original massing and sense of agricultural identity, but also to create a flat south facing family garden, which is enclosed to the west by the existing Byre and open to the east to enjoy the views over the hill.
- 8.2 At the southern end of the new lawn is the proposed outdoor swimming pool, to replace the existing pool.
- 8.3 The existing drive will be realigned to create a more practical and aesthetically pleasing approach to the house. It will swing to the north side of the house, to arrive at an area of formal parking with the existing garage block beyond.

**8.4** Careful consideration has been made in the siting, design and site layout of the new dwelling and a full Landscape & Visual Impact Assessment is submitted in support of this application, Ref: xxx.

## **9.0** Conclusion

**9.1** In summary, the proposals look to enhance a dilapidated, convoluted and awkward set of buildings by replacing the modern elements with a simple farmhouse dwelling and retain the historical non-designated heritage assets of the The Barn and Byre buildings behind.

**9.2** The materials and detailing are soft and deliberately subservient in relation to the hierarchy of Sibford Park behind.

**9.3** Although the ridge height is higher than the existing house, this replacement dwelling is entirely proportionate and congruous.

**9.4** The use of brick and the soft detailing are further means to which this building is softened and made subservient whilst also standing on its own as an independent, attractive, well-proportioned farmhouse.