

**North Arms House, Wroxton – proposed single storey extension to rear;
associated internal alterations; restoration of stone boundary walls**

In support of the application, the following **DESIGN & ACCESS STATEMENT**,
is submitted.



Fig.1 & 2 – existing single storey side addition

Details

WROXTON MILLS LANE SP4040-4140 (East side) 10/242 The North Arms Public House 08/12/55 (Formerly listed as The North Arms Public House and outbuilding) GV II House and cottage now public house. Late C17 with early C19 refacing to left part. Ironstone ashlar and coursed ironstone rubble. Steeply pitched thatched roofs with renewed brick ridge and end stacks. 2-unit plan plus two single-unit parts on right. Main building, 2 storeys plus attic, the rest single storey plus attic. 4-window range altogether. 4 entrances have renewed plank doors with stone flat arches or wood lintels. Main part has 2, imitation wood mullioned and transomed windows on the ground floor and 2 originally 3-light wood mullioned and transomed windows on the first floor, with renewed wood casements. Two roof dormers have 3-light wood casements. Stone coped gable on left with moulded kneeler. Arris on left chamfered up to first floor left. Sundial above doorway. Right part has renewed casements and an imitation stone mullioned and transomed window with chamfered wood lintels. Interior has fireplace with bressumer and chamfered beams. (VCH: Oxfordshire: Vol IX, p171)

Listing NGR: SP4146841782

Fig.3 – Listing Document



Fig.4 – South Elevation - as existing



Fig.5 – South Elevation - as proposed

A small extension is proposed to the existing single storey section of the house. This is the most modern element, being largely re-built and re-roofed in mid C20, the end gable wall is of painted brickwork as is also the inner leaf of the flank walls, all cementitious plastered. Similarly in contrast to the main body of the house the window frames are painted steel Crittal type, rather than timber.

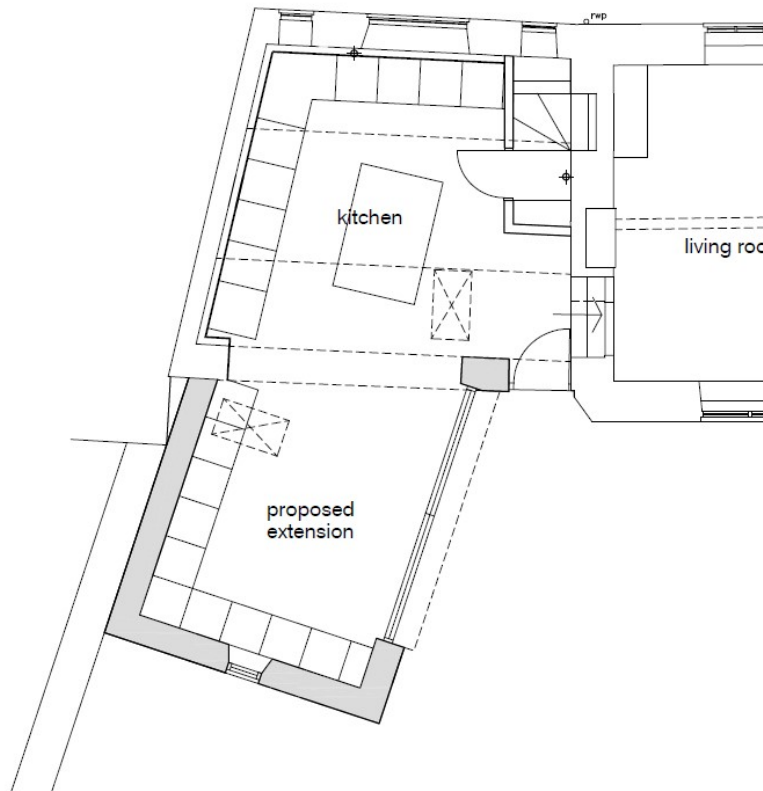


Fig.6 – Proposed extension floorplan

The extension is conceived principally, to allow a slightly more generous opening between the house and the garden that is not provided by the further three single door openings in the south elevation, that must remain unaltered. At its junction with the existing wall, the extension will maintain a distance from the main house gable to respect the arris corner feature and express the original form and retain the existing door opening. In plan the axis follows the line of the adjacent boundary.

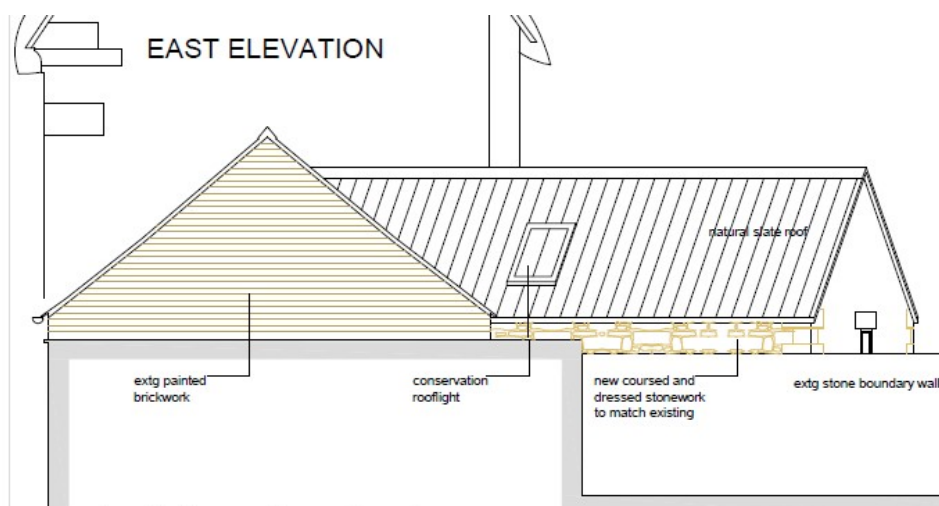


Fig.7 – West Elevation - as proposed

A single storey pitched gable roof maintains the existing eaves height, with a ridge discernibly lower than the existing and therefore subordinate. All new walls will be of hornton stone coursed rubble with quoined ribs and reveals. The end gable will include a small narrow opening with a painted steel window frame and splayed internal reveals. In compensation, a small rooflight is proposed in the west elevation roof to allow the introduction of natural afternoon and evening light.



Fig.8 – East Elevation - as proposed

Pre Application Advice

The proposal is the result of discussions with the Council, by way of Pre Application Advice which concluded the following

- *This design approach is considered to better complement the existing single storey to which it is attached.*
- *The proposal would sit on the rear elevation but would be visible from within the wider street scene on the approach from the west. The roof would sit above the adjoining flat roof garage that would sit close to the shared boundary.*
- *The roof would sit above the adjoining flat roof garage that would sit close to the shared boundary. However, with the materials suggested previously and the design approach taken, the proposal has scope to sit comfortably within it.*
- *The extension as revised would sit closer to the shared boundary and to the occupiers of the property to the west of the site. However, it is understood that this building is an outbuilding/garage to the main property with access and parking separating it from the main dwelling.*
- *there is nothing that immediately suggests neighbour impact would be adversely impacted.*

In terms of impact an amenity it is clear that in planning terms a small extension of this nature would actually constitute Permitted Development

Boundary Walls



Fig.9 – Church Street – existing boundary wall

The existing boundary walls are in considerable need of repair. The wall to Church Street has clearly been lowered at some time to improve visibility of the pub garden (as it was previously). It is proposed to raise this to a level sufficient to allow privacy of the now private garden and introduction of a boarded gate within the existing opening.

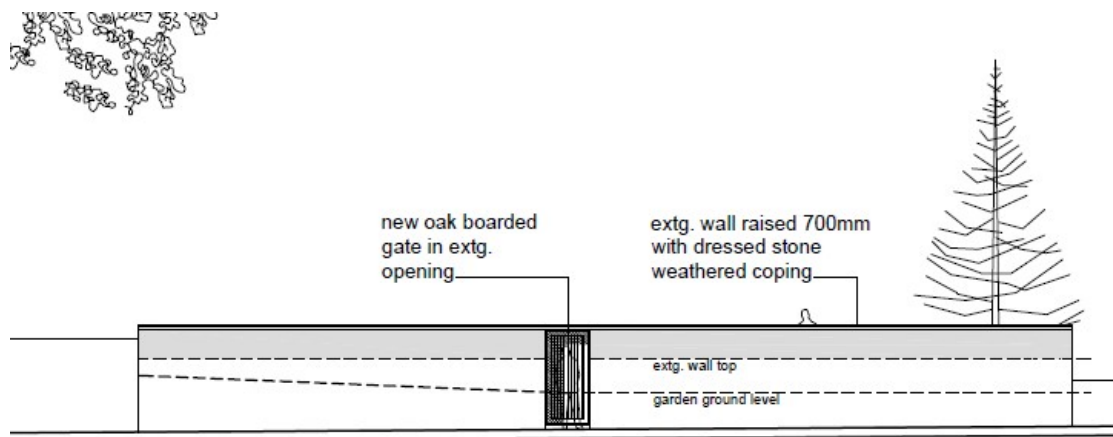


Fig.10 – Church Street – restoration of boundary wall as proposed

