



Your Home



# Design & Access Statement

Our ref: CHO-164  
Your Address: Birch Hill, Burdrop, OX15 5RQ  
Issue date: 18/10/2024



happy . healthy . homely

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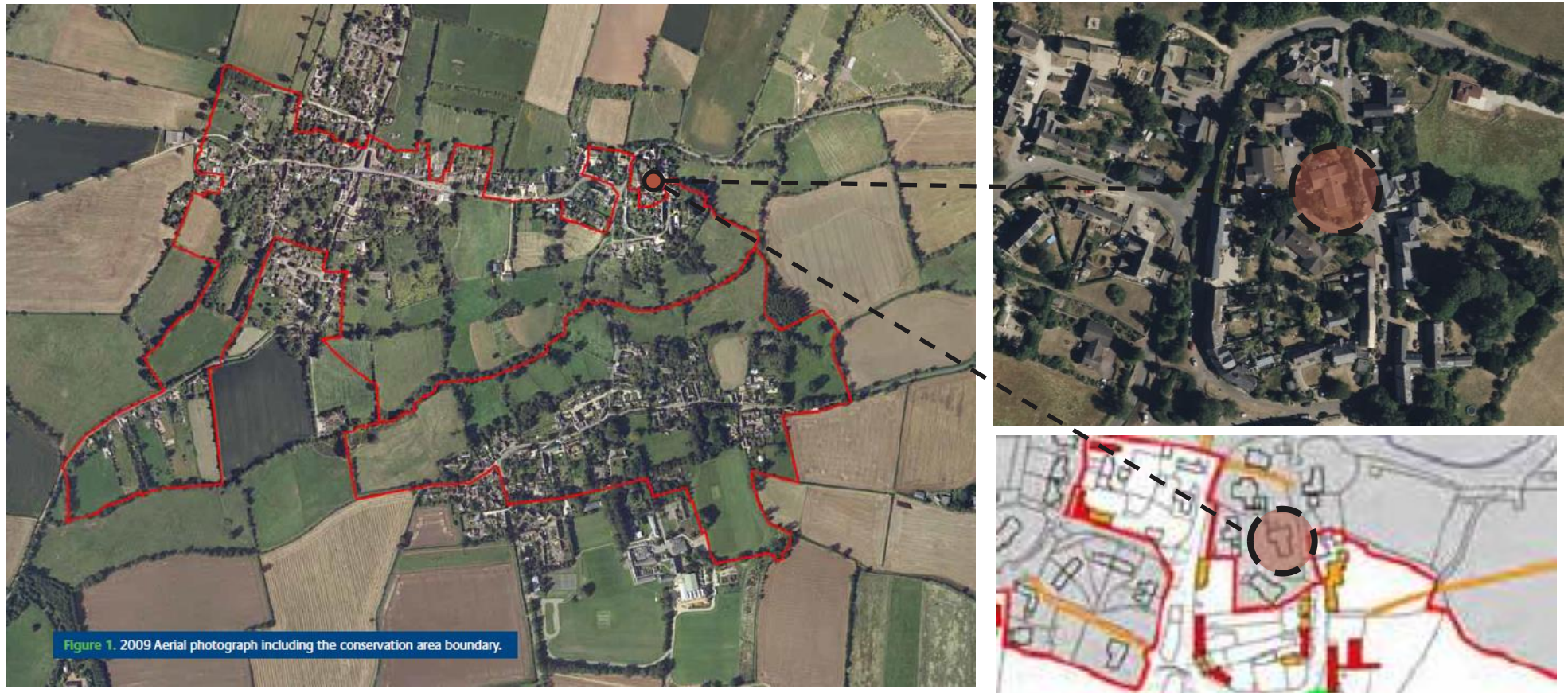
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# 1: Site Location

Birch Hill, Burdrop, Sibford Gower, Banbury, OX15 5RQ

Birch Hill is located in an elevated position to the north-east of the village. It lies outside the Sibford Gower and Burdrop Conservation Area but is visible from within it. As such the Burdrop Conservation Area Appraisal is referred to where appropriate



## 2: Use

The owners, for whom this statement has been prepared, will be moving in themselves once the works are complete. These largely internal proposed works enable the owner to have a thermally efficient, low energy dwelling that suits their needs without needing to build any carbon costly extensions. The proposed works subtly updated the exterior of the building to suit the new internal layout, whilst ensuring that it is still in keeping with the surrounding buildings and adjacent conservation area. The layout enables the building to be more easily usable and accessible to the owners and to all visitors.

V1.



V2.



V3.



V4.



### Modelling assumptions:

1. Your house is not listed and it's not within a conservation area.
2. It's a detached bungalow, built between 1967-75.
3. The walls are cavity (320mm) and have been filled at an unknown date. The walls are faced with a combination of ironstone and render.
4. All the floors are suspended timber and, as far as it's possible to determine, have not been retrospectively insulated.
5. The roof is accessible and has been insulated to an average depth of 150mm.
6. 95% of the windows are double glazed, of unknown age, with a cavity of 16mm.
7. There is one main heating system, an indoor A rated oil boiler which is 91.9% efficient.
8. There is one open fireplace.
9. There is a large hot water tank in the loft with 50mm of integrated insulation.
10. There don't appear to be any damp or ventilation issues within the house.



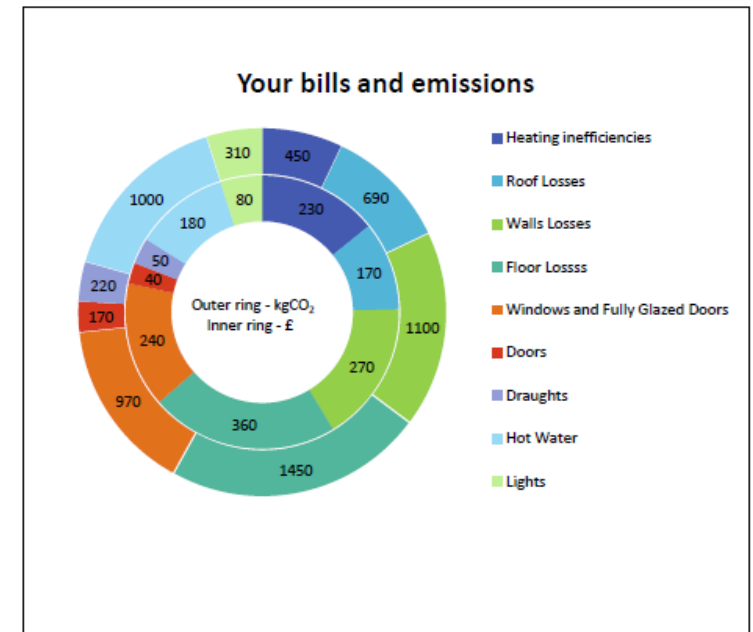
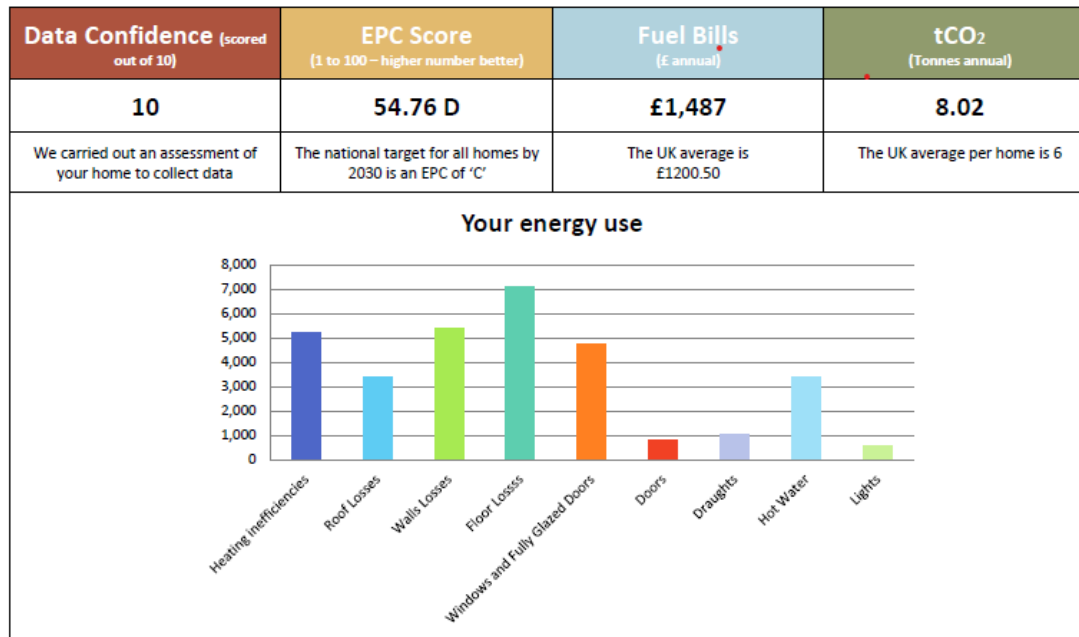
### 3: Amount / Scale

Birch Hill is located to the eastern edge of the cul-de-sac so benefits from long reaching views across the countryside from its elevated position. The house is clad in ironstone with rendered panels. The existing doors and windows are white UPVC with large, silvered timber beams above key openings. The concrete tiled roof has a shallow pitch and wide overhanging eaves.

The design tries to retain as much of the existing building as possible, particularly the below ground and superstructures, in order to keep the existing embodied carbon within the house. The main focus of the design will therefore be to improve the fabric of the building to reduce the thermal losses, through insulation and improved fenestration, and to further reduce the carbon footprint to a minimum using renewables. (Whole house plan below indicates where improvements needed to fabric to improve thermal comfort and reduce carbon impact). Due to the proximity to the conservation area, any changes to the external fabric will be minimised and aim to reflect to the existing material palette and that of the locality.

#### Where you are now

We use this as a baseline from which to evaluate possible changes to your property.

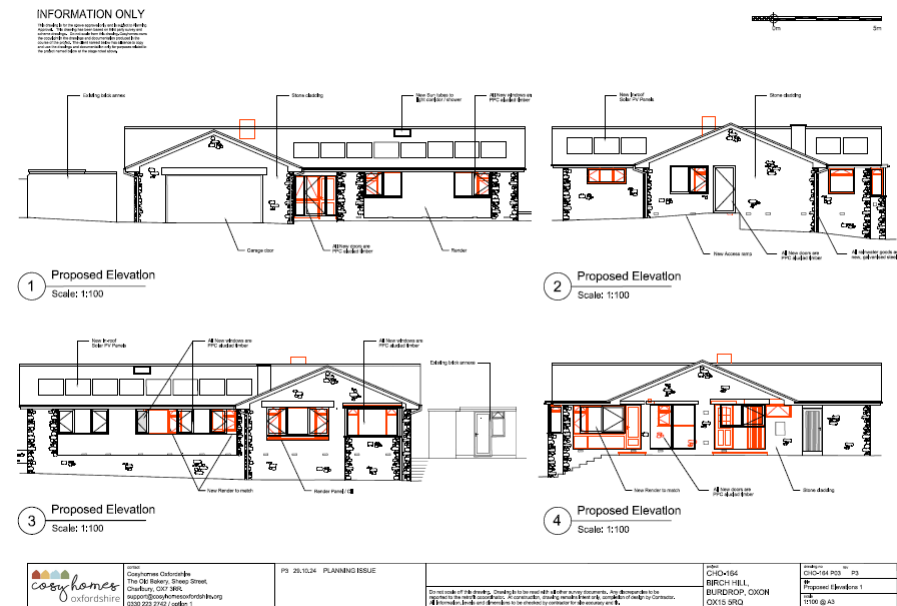
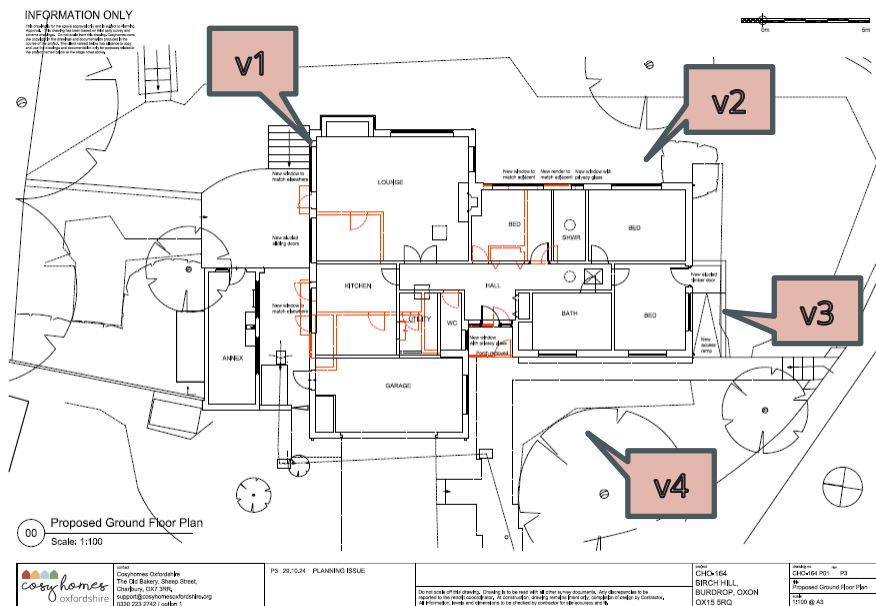


Taken from whole house plan – assessing reductions in heat losses and associated carbon reductions

## 4: Layout / Access

Birch Hill sits on a steeply sloping site and the access currently is level to the front and side of the property, with steps down to rear garden. The front and rear doors are currently stepped access.

- Replacing the existing doors in the same locations to maintain access
- Providing a new ramped access to southern end of the property
- Internal modifications to add an ensuite, and rationalise the lounge, kitchen and utility layout



Plans (with views from p4)

## 5. Appearance

The proposed works affecting the exterior consist of:

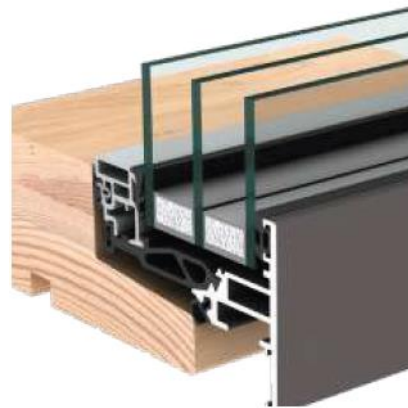
- Replacing the existing uPVC windows to the house with new triple glazed units. In some cases, the existing opening size will be altered or a new opening formed. (RAL 7032 – Pebble Grey PPC aluminium)
- Retain existing stonework and match new areas of render with existing.
- Add two roof sun tubes to the existing roof.
- Removing the existing front porch and replacing the existing inner front door with a new triple-glazed door with side lights.
- Single rows of flush, In roof PV panels to the roofs – south, west and east to help mitigate visual impact.
- Replacing existing plastic guttering and downpipes with galvanised metal alternatives.
- Removing the existing chimney. Repairing the existing roof with tiles to match the existing.



Alu clad timber doors



Side opening windows



Triple Glazing






In roof solar panels



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