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DEDDINGTON
OX15 0TB

Planning services
Cherwell DC
Bodicote House
Banbury
OX15 4AA

Date: 10th January 2025

DESIGN & ACCESS STATEMENT/HERITAGE ASSET STATEMENT TO:

Pond Cottage, Main Street, Sibford Gower, OX15 5RT

Project: Updating of existing out-building.

Listing Text:

SIBFORD GOWER SP3436-3536 16/155 Pond Cottage GV II Marked on O.S. map as Thatchsted. House. Late C17/early C18. Coursed ironstone rubble. Steeply pitched thatched roof. Brick ridge and end stacks. 3-unit plan. Single storey plus attic. 5-window attic range. C20 porch. 4-panelled door. Entrance is flanked by C20 bay window. 3-light casement to left with wood lintel. 2 half-dormers with wood casements and wood lintels. Left end has wood framed windows to ground and floor inserted in stone frames with hood moulds and label stops. interior not inspected.

Listing NGR: SP3503237897



PLANNING HISTORY:

Planning (1)	Appeals (0)	Building Control (1)		
Reference No.	Location	Proposal/ Description	Validated	Status
05/00787/LB	Pond Cottage Sibford Gower Banbury Oxon OX15 5RT	Internal alterations including damp proof course to ground floor walls and reduce size of under-stairs cupboard. (RETROSPECTIVE).	29/04/2005	Application Permitted

RELEVANT PLANNING POLICY:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

C18 – Listed buildings

C28 – Layout, design and external appearance of new development

Other Material Planning Considerations

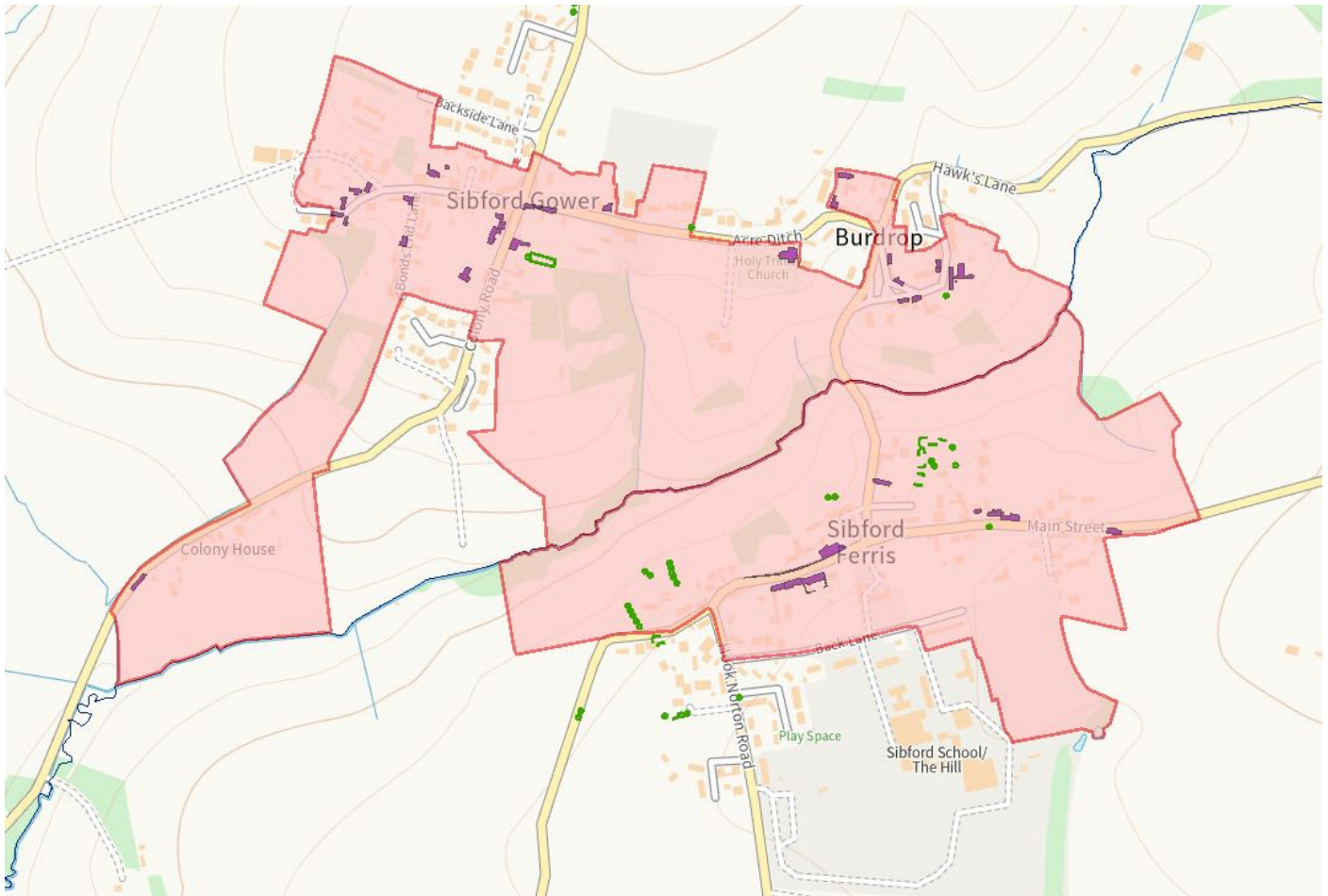
National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Local policy requires that any planning application for a listed property is accompanied by a description of the significance of the Heritage Asset affected and the contribution of their setting to that significance.

HISTORICAL SIGNIFICANCE/CONTEXT:

Planning policy requires that the Heritage Asset Statement should be commensurate with the scale of work proposed. In the context of this application, the main cottage is completely unaffected and the out-building in question is located to the far North-West corner of the gardens. However, given the location of the out-building is potentially within the curtilage of a listed Heritage Asset and within the Sibford Gower Conservation area, it is considered appropriate to provide a supporting statement.



The outbuilding shows on the 1890-1899 Ordnance survey map, although at this stage was probably not in the ownership of Pond Cottage as the boundary is obvious extending from the South-East corner of the building. See inset:



When the land to the West of Pond Cottage was developed to create a new detached dwelling (Bridleways), the outbuilding was split, with approximately one quarter allocated to Bridleways and the remaining building and garden to Pond Cottage. The portion allocated to Bridleways was completely modernised and now forms a small annex. The remaining building was also significantly altered. There is some evidence that the original building was open fronted, with remains of stone piers remaining to the front. However, the later works in filled the bays using block work and stonework, inset with modern storm casement timber windows. There is no evidence of earlier roofing material and is currently covered on corrugated polycarbonate. The rear wall looks to be considerably older but has been subject to numerous repairs with large areas 'muddled' over in an effort to stabilise the crumbling stone. The wall partially retains to small allotment/garden area behind,

and the proposed works intend to leave everything along this boundary untouched. To the East of the larger out-building there is a small store. There are no records or architectural details evident to indicate function and the whole edifice is in very poor condition.

Proposed works:

Small store:

- Due to the close proximity of the tree (which may be mostly to blame for the current condition), the stonework immediately around tree base to be retained and repaired in situ as best as possible. Rebuild wall using the existing stone, reclaimed and cleaned up. New lime mortar will be a lime putty mortar mixed at a ratio of 3-part sand: 1-part lime with 10% added pozzolan and horsehair. This mortar will be a pale-yellow mortar to match the mortar traditionally used in the local area. The new mortar will then be compressed into the joints over various stages as it dries and finally be stippled with churn brushes and polished off with soft brushes ensuring a neat and tidy finish.

Main out-building

- Replace all existing windows and doors with new traditional flush casement painted timber. See 1416-3A
- Replace corrugated polycarbonate roof with new single ply membrane in lead grey, with insulation between existing roof timbers. New fixed roof light.
- Provide new insulated floating floor to existing concrete over site.
- Erect new insulated stud frame to internal perimeter of building, separated by minimum 50mm air gap to existing structures.
- New internal stud wall to create store room and studio area
- Replace existing plastic gutters and down-pipes with Breet Martin Cast Iron profile in black.

Impact:

In general, the proposals do not require the removal of any historic building fabric or alteration of the current building layout. At present, the structure is not watertight and is deteriorating rapidly. The proposed works will remedy this and stabilise the structure overall. It will also bring the building back into everyday use and make it a practical addition to the main cottage. After the remedial works, the space would be suitable for a variety of uses, including home office, small gym or play area.

The proposed works do not create loss of amenity or privacy to the neighbouring properties and reflect positively on both the heritage asset and surrounding area.

It is hoped the design will meet with approval and is considered to be both minor and sympathetic in accordance with Listed Buildings policy

