



Your Home



# Design & Access Statement

Our ref: CHO-164  
Your Address: Birch Hill Annexe, Burdrop, OX15 5RQ  
Issue date: 27/03/2025



happy . healthy . homely

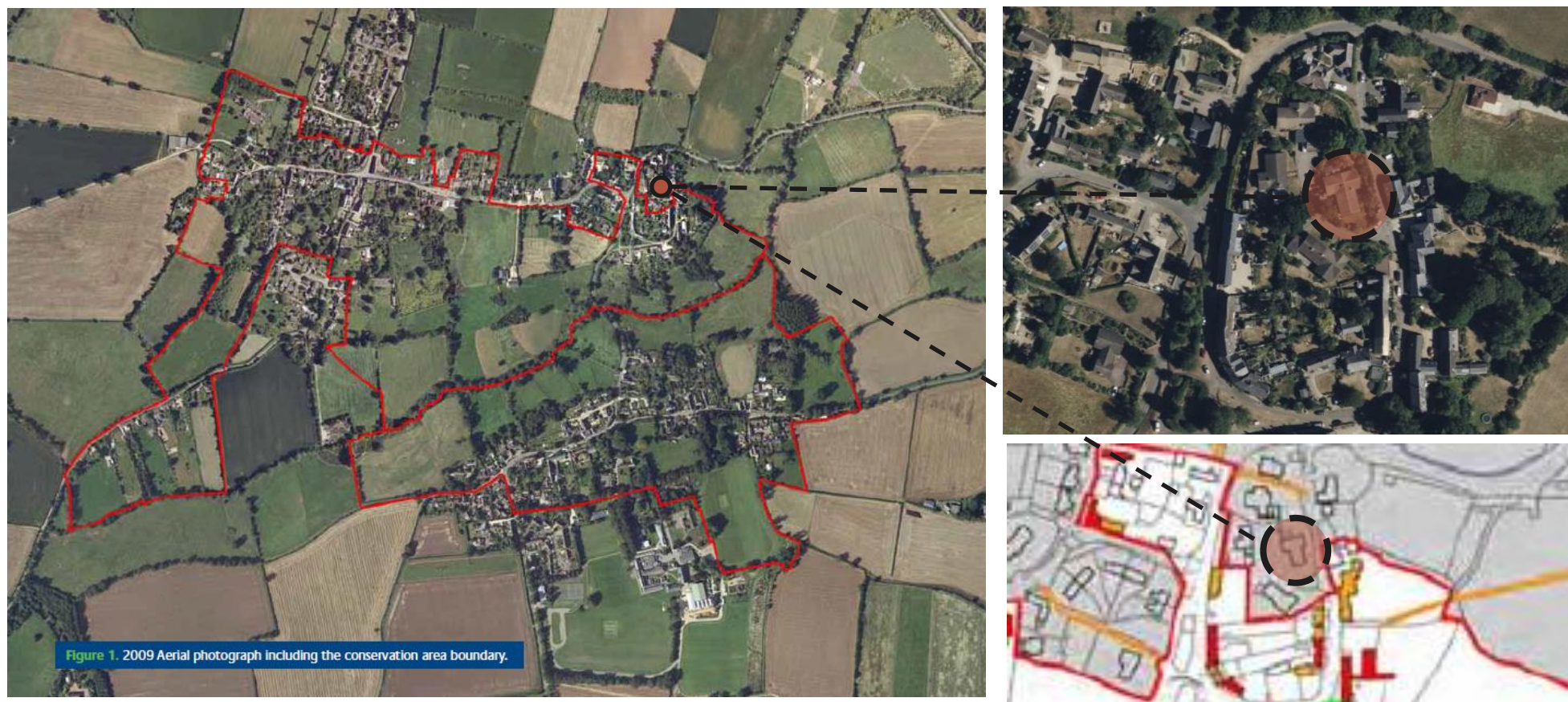
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# 1: Site Location

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. The annexe is primarily shielded from the conservation area by the topography and the main house.



## 2: Use

The annexe is proposed for separate accommodation for the intended use of a carer to the elderly owners of the main house adjacent. The existing outbuilding is not currently appropriate in scale, layout and thermal comfort and it is proposed to demolish the building in order to erect suitable purpose built accommodation. The existing annexe faces directly onto main house and turns its back on the views out, which does not provide any privacy.

V1.



V2.



V3.



V4.



V5.



V6.



### 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 with large, silvered timber beams above key openings. The concrete tiled roof has a shallow pitch and wide overhanging eaves.

The annexe is kept subservient to the main house in scale and materiality. The natural timber finish aims to site the annexe into the landscape and marries with the adjacent neighbouring outbuildings, fences, decking and planting. The annexe design tries to reflect the main house, in the use of the same fenestration and rainwater goods to connect the language of the materials for both.

The annexe is kept to a single storey, although it is rotated to both look out across the views and provide some privacy to the occupants. The footprint is kept as small as possible, just 27sqm for self-contained accommodation unit.

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.

View from road – adjacent surgery



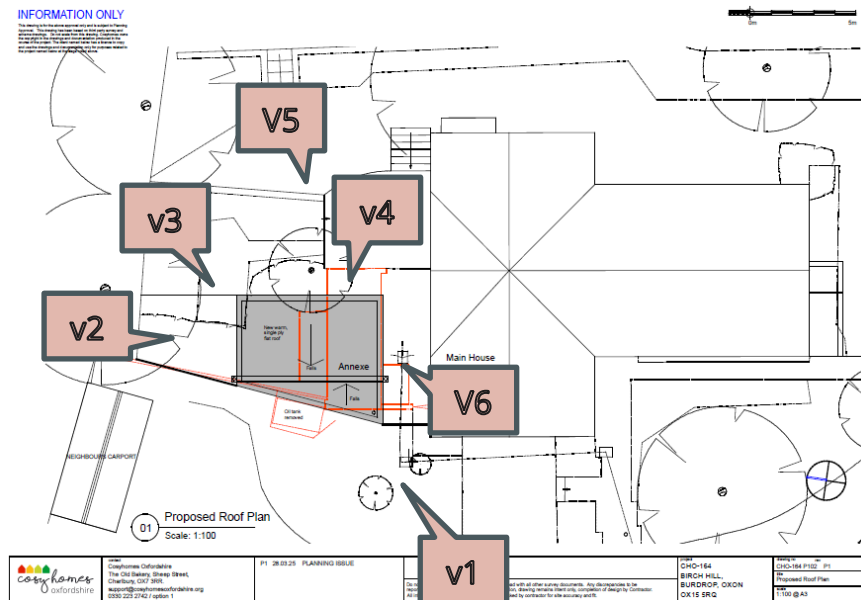
View from road – adjacent to footpath



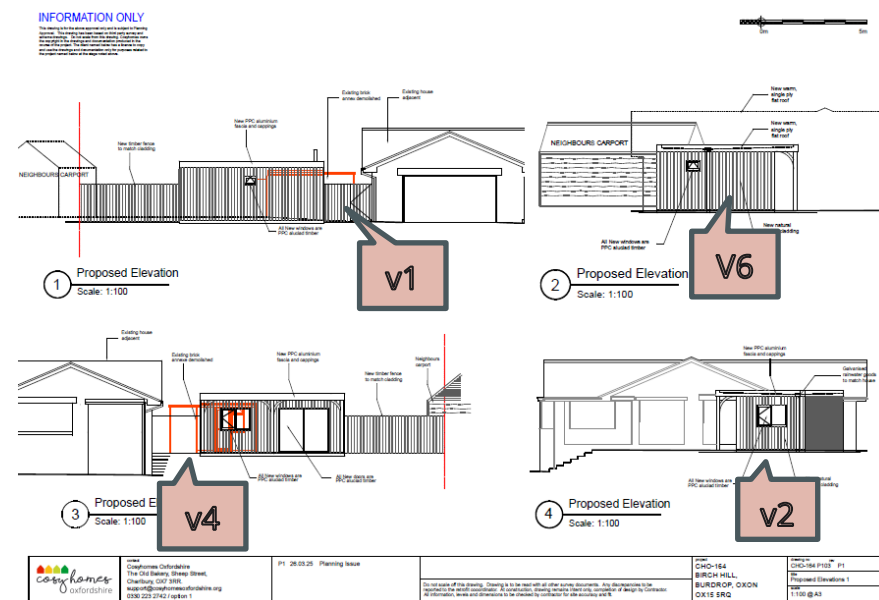
## 4: Layout / Access

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 doors are currently stepped access.

- New level and wider glazed doors to maintain access and provide views out
- Providing a level covered deck between annexe and main house
- Providing accommodation for a carer to enable elderly occupant to remain in home for foreseeable future



Plans (with views from p4)



## 5. Appearance

The proposed works affecting the exterior consist of:

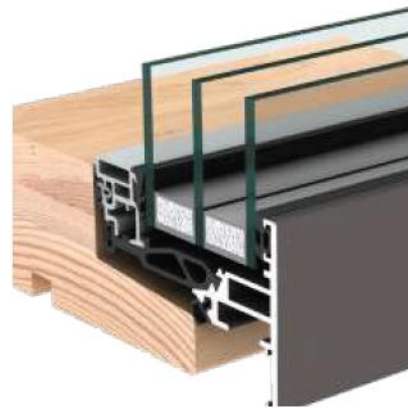
- Demolition of existing brick annexe building and greenhouse
- Construction of a new natural timber clad annexe to provide on site single occupancy, carer accommodation.
- Replacing the uPVC windows with new triple glazed units to match main house (RAL 7032 – Pebble Grey PPC aluminium)
- New PPC flashing, cappings and fascias (RAL 7032 – Pebble Grey PPC aluminium)
- Replacing existing plastic guttering and downpipes with galvanised metal alternatives.



Alu clad timber doors



Side opening windows



Triple Glazing






Proposed larch cladding



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