

25-025

**DEMOLITION OF EXISTING SINGLE-STOREY EXTENSIONS AND GARAGE, AND ERECTION OF NEW SINGLE AND TWO STOREY EXTENSION**

**THE SMALL HOUSE, SIBFORD FERRIS**

**DESIGN + HERITAGE STATEMENT**

Introduction

Sibford Ferris is a village a civil parish about 6.5 miles west of Banbury in North Oxfordshire.

The Small House is located off Small House Lane, which a private no-through road and public bridleway accessed from the south side of Main Street in Sibford Ferris in North Oxfordshire.

The house was built in 1937 and is a well-proportioned building originally constructed as a gate-lodge to serve a much larger house on the site that was never built.

The house is traditional in form and detail. Built in coursed and dressed stone with a reconstituted stone slate roof, stone mullioned windows with metal casements, and reconstituted stone tiled dormers. To the rear, a courtyard garden is enclosed by a stone wall with a stone-built bothy in the north corner.



Photo 1 – existing front elevation – note the timber weatherboarding to the garage

Various later extensions to the side and rear of a lower quality to the original dwelling core, provide additional accommodation and garaging.

The approximate site area is approximately 0.13 hectares.



Photo 2 – existing west and north elevations



Photo 3 – existing elevation to courtyard

In 2015, this Practice secured planning permission 15/01863/F for a single dwelling in the grounds of The Small House, known as The Long House, which is now built and has separate vehicular access.



Photo 4 – front elevation viewed from the access off Small House Lane



Photo 5 – north elevation viewed from the entrance to Small House Lane, off Main Street

## Heritage Statement

There are 12 listed Grade 2 Listed buildings within Sibford Ferris, and no Grade 2\* or Grade 1 buildings. The closest listed buildings to the site are Rufus Cottage, Clematis Cottage and Ferris Cottage (listed as a group), Homestead, and Sunnybank, all of which sit a minimum of 55m northwest of the site, on the north side of Main Street.

No listed buildings are seen in the context of The Small House.

The Small House is not listed but and nor is it identified as a non-designated heritage asset, but it does sit within the Sibford Ferris, Sibford Gower and Burdrop Conservation Area.

Buildings within the conservation area are characterised by the local Ironstone walling, some red brick and render, and steeply pitched roofs covered in thatch, plain tiles or natural slate. There are numerous examples of modern buildings and additions where alternative materials such as metal roofing and timber weatherboarding have been used to echo the utilitarian language of local agricultural buildings.

## Planning History

In 2015, this Practice secured planning permission 15/01863/F for a single dwelling in the grounds of The Small House, known as The Long House, which is now built and has separate vehicular access.

Relevant applications visible on Cherwell DC's planning website are as follows:

- 15/01863/F - Erection of one dwelling (APPROVED)
- 14/02155/OUT - Proposed new dwelling and access (APPROVED)
- Numerous applications for tree works



Photo 6 – south and east elevations of The Long House completed – note the use of metal standing seam roofing and vertical timber weatherboarding (which has since silvered)



Photo 7 – east elevation of The Long House completed, facing towards The Small House – note the use of metal standing seam roofing and vertical timber weatherboarding (which has since silvered)

### Proposals

The proposed works are as follows:

1. Demolition of existing single-storey extensions and garage, and erection of new single and two-storey extensions.

Existing rooms within the original T-shaped building core will remain unmolested.

The extension sits largely on footprint of existing modern additions comprising a large double garage, kitchen extension and utility room – these will be removed to leave the original building core.

The two-storey extension sits parallel with the main body of the house, and set back from the front façade, with a steeply pitched roof to match and lower eaves and ridge heights (relative to the existing) to demonstrate subservience.

The first-floor element cantilevers out over the south and west elevations to provide passive solar shading to the largely transparent ground floor below, which maximises views and access to the garden from the new family kitchen.

To the south elevation, the first-floor element is articulated by the vertical rhythm of the standing seam roofing and weatherboarding and punctured by a steeply pitched dormer roof providing views out from the new bedroom. Structure to the ground floor element is expressed with an exposed Oak beam and post arrangement.

To the west elevation, the two-storey gable to the extension matches the pitch and proportions of the existing stone gable. Beyond this is the single storey lean to element designed to sit as low as possible and finished in stone walling with a metal standing seam roof.

Flush mounted rooflights provide natural daylighting and ventilation.

To the north facing on to the rear courtyard, the elevational treatment is simple with coursed stone walling and deeply overhanging roofs.

To the east elevation facing on to Small House Lane, the existing gateway is repurposed as a door to a new hall and boot room area. This is part of the single-storey lean-to element designed to sit behind the existing courtyard wall and faced in stone to match existing.

The extensions are demonstrably subservient to the existing dwelling. The new structures are set well back from the front façade, ridge and eaves heights are lower than existing, and the plan sits on the footprint of existing buildings.

Internal reordering draws visitors in to house rather than focusing on cramped hallway as existing.

The palette of materials including stone and timber weatherboarding to walls and standing-seam metal roofing is drawn directly from the existing garage and language developed at The Long House (see photos 6 and 7). Specifically, the vertical timber board on board detail echoes that used on east elevation of Long House (photo 7).

Cherwell DC's Residential Design Guide does not support timber weatherboarding as it is not considered locally distinctive. However, The Small House sits adjacent to The Long House, which was completed in 2018 and uses a palette of stone, render and timber weatherboarding to walls under a standing seam metal roof.

The proposals are largely obscured from common public view, albeit the Small House Lane is a public bridleway, which links to a public footpath beyond the south boundary within Sibford School grounds. In summer months, the Small House and gardens are largely screened from the footpath by boundary planting.

#### Access

The proposals have no impact on vehicular access or parking. Pedestrian access to the property is improved with level threshold doors to the proposed extension.

#### Trees

The proposals have no impact on trees.

#### Ecology

Turnstone Ecology have carried out a Phase 1 Bat Survey plus nocturnal surveys. A copy of their Report is submitted with this application.

#### Flood Risk

The site sits within Flood Zone 1 and therefore has a low probability of flooding. A flood risk assessment has not been submitted with this application.

#### Summary

In summary, we consider the proposals demonstrate an appropriate solution to extending this property in terms of scale, form and materiality. All elements of the design are bespoke and

borne from a careful analysis of the site, surrounding buildings and materiality, and client requirements.

Form and materials draw on the existing building, local distinctiveness and a traditional palette with consideration given to proportion, function, detail and how the building weathers over time.

The extensions provide additional accommodation, improved circulation and a positive relationship between house, garden and far landscape views to the south.

The proposals are respectful of the history of the site and respond to The Long House, which sits adjacent and was designed by this Practice and permitted under 15/01863/F.

Materials are high quality, and detailing is restrained and utilitarian to emphasise subservience to the existing structure.

The applicant and this Practice are committed to using sustainable materials and technologies wherever possible to minimise carbon footprint.

Lastly, it should be noted that this Practice will be responsible for the detailed design and procurement of the works on site and therefore the highest standards of workmanship will be required in all areas.

**Hayward Smart** architects  
October 2025