



Project 10859: Stewart House

Non-material Amendment

Client Details:

Mr and Mrs Roussel

Agent Details:

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Location:

Stewart House (Grounds of High Rock)
Stewart Court
Sibford Ferris
OX15 5QX

Update Description:

Full planning permission – application no: 16/00959/F – for the development was granted 05.07.2016. The application was based on a SIPs construction system with a façade of reconstituted stone slips and render.

Development of the design post-planning has led to the applicant wishing to improve the environmental credentials of the construction system and to create a more cohesive external appearance.

Façade:

It is proposed to replace the approved reconstituted stone slips with natural stone masonry built in a traditional manner. In addition dressed stone window surrounds and features are proposed. Render is retained for the upper storey.

The general layout and scale of window and door openings is carried over from the approved drawings; however, the format of the glazing and the surrounding details

has been revised. Dressed stone surrounds are proposed to the majority of openings which provide a mix of traditional techniques interpreted in a modern way.

An additional window has been added above the main entrance door to improve lighting to the hall and landing. This is within the two storey open space and as such does not create any overlooking issues.

The roof window to the master bedroom has been removed and replaced with small high level porthole type windows to the southern elevation. Being high level these do not create any overlooking issues.

Updated elevation drawings are included with the application.

Materials subject to condition under the permission will be submitted for approval separately in the normal way.

Floor Plans:

Minor amendments have been made to the partition layouts without affecting the general arrangement of the approved floor plans. The change in construction system and the move to natural stone have an impact on the overall thickness of the external walls. It is proposed to maintain the internal dimensions as approved but to flex the external dimensions to suit the increased construction make-ups. The north and east side of the dwelling will remain in position with the south and west sides expanding further into the plot.

Updated floor plans and site plan are included with the application.