

Design and Access Statement

Temple Close, Sibford Gower

June 2016

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1.0 INTRODUCTION

1.1 THIS STATEMENT

This statement supports the householder application for the remodelling of an existing dwelling on Temple Mill Road, Sibford Gower.

Temple Close is a residential dwelling which has been owned by the current occupants for the last 10 years. The house has been extended over time, and what once was the main house now stands at the most easterly end of series of interconnecting buildings built in several stages over the years. The adhoc extension of the house has meant that the accommodation is poorly laid out in the extended elements of the house and is not conducive to the family living environment the owners would like to create.

This statement documents the key elements to the revised design in terms of both design and access.

1.2 SITE AND EXISTING BUILDING

The site is located within the boundaries of Cherwell District Council in the Parish of Sibford Gower which sits 8 miles to the west of Banbury and 5 miles to the north of Hook Norton. The existing dwelling is a part 2 storey and part 3 storey family home possibly dating from 18th Century at its heart with later additions in the 19th and also 20th Centuries. The house and grounds sit within the Sibford Gower and Burdrop Conservation Area. The property is not listed however is noted as a Locally Listed building which makes a positive contribution to the Sibford Gower and Burdrop Conservation Area



Front/South Elevation Viewed from Drive



Original house with ill-suited conservatory



Rear elevation with rooflights in poor condition



Existing kitchen to be sympathetically remodelled



Temple Close looking south east from Temple Mill Road

Temple Close, Sibford Gower

2.0 PROPOSED DESIGN

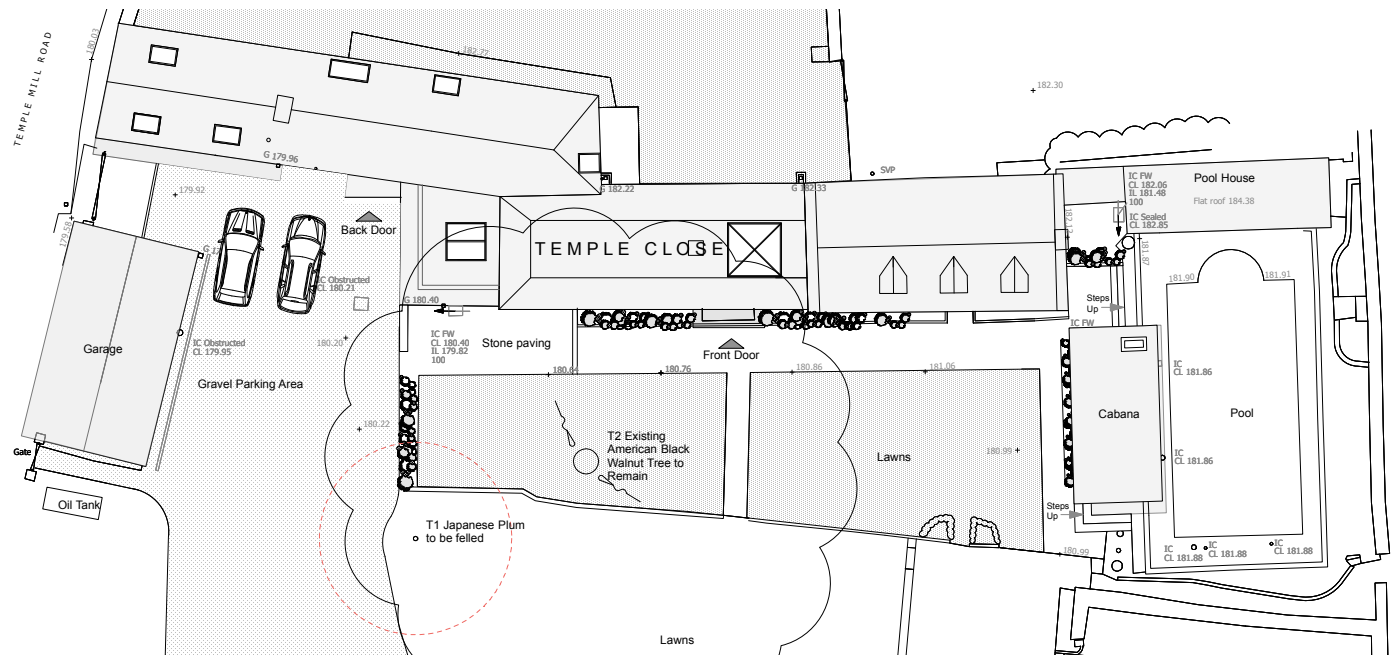
2.1 PROPOSED DESIGN AND LAYOUT

The proposed scheme seeks to:

- Remodel internal elements to provide more cohesive living accommodation designed to a high standard
- Sympathetically remodel the existing kitchen to significantly increase natural light with contemporary large format glazing whilst keeping the overall massing below the previous roof height to ensure this element of the building remain subservient to the original part of the house at the east end.
- Replace single glazed windows to all areas of the house with exception to the original house with timber double glazed windows with flush casements and glazing bars
- Demolish the existing extensive conservatory which is in a poor state of repair
- Build a new open-sided structure adjacent to the existing swimming pool
- Relocate 'back' door to provide new day-to-day access to the house
- Remodel existing front door and canopy
- Re-clad cheeks and head to dormer windows on original house with lead in place of existing cement render



3D model used for design development



Proposed Site Plan

The proposed design seeks to sympathetically enhance the existing house with sensitive

contemporary additions that can be read as one and will bring a cohesion to the aesthetic of the house.

The design seeks to demonstrate that a simple carefully considered, contemporary addition can contribute in a conservation area. The existing most recent addition to the property built in the later half of the Twentieth Century is generally undistinguished and the new additions seek to add interest to the existing building aesthetic whilst enhancing levels of light within the space and generating a cohesive aesthetic right across the site from the cabana at the east end to the new proposed fenestration and back door at the west end.

2.2 AMOUNT AND SCALE

The proposal does not seek to increase the overall area of the house. The Gross Internal Area of the house will be reduced in size by 39m² due to the removal of the conservatory to the east of the property.

The new cabana adjacent to the pool will have a covered area of 39m². The roof line of the cabana will sit approximately 0.5m below the ridge line of the existing conservatory.

The revised roof line to the kitchen will sit approximately 300mm lower than the existing ridge line of the kitchen.

2.3 MATERIALS

The existing house is constructed of local Hornton stone with timber windows, a timber canopy over the front door and lead flashings, there is also timber cladding and cement render to the pool buildings. The stone is typical to the area with the majority of



Hornton stone for kitchen and cabana



Contemporary extension adjacent to period house



Timber slatted screen for cladding



Lead clad dormers



Elegant lightweight structure in place of conservatory

Material and building precedents

buildings in the village constructed from it.

The proposed material palette of Hornton Stone, Timber and Lead has been carefully chosen to work in tandem with both the original house and with materials used elsewhere in the locality.

The glazed south elevation has been designed to take advantage of the views of the garden beyond but will also allow solar gain into the kitchen in the winter months. In the summer months when the additional solar gain is not required, the large extents of glazing will be shaded by the Walnut Tree.

As far as possible, materials from the partial demolition of the existing kitchen will be reused or recycled. Roof slates will be reused on the main roof where the chimney is removed and stone will be reused where possible. All the new materials have also been chosen for their longevity and high quality.

2.4 SUSTAINABILITY

The existing windows on the house are single glazed and some of which are in poor condition. The proposals seek to replace all of the windows with the exception of those on the original house, with double glazed windows with significant thermal improvement.

The owners have a desire to lead a more sustainable lifestyle and several years ago installed solar panels to generate hot water. They are now considering replacing their existing oil fired central heating system with either a ground source heat pump or a biomass boiler.

The building fabric which is being replaced as part of the kitchen remodelling will have u-values which will surpass Part L of the building regulations.

2.5 LANDSCAPE

The majority of the landscaping will remain as it currently is with an extended area of landscaping directly to the south of the kitchen in place of the current parking area which will have be of the same materials to match other adjacent hard and soft landscaping.

There is a large American Black Walnut to the south of the building under which is growing a small Japanese Plum tree. As part of the works our client would like to fell the Japanese Plum which is currently growing in the shade of the walnut which is significantly larger.

2.6 ACCESS AND PARKING

Pedestrian access

Pedestrian access to the site will remain as existing from Temple Mill Road.

Vehicular access

The existing access will remain as existing. The parking area for the cars will be adjusted marginally to allow for a greater extent of landscaping in front of the kitchen and to move cars and domestic clutter further away from the house. There will be no net gain in the amount of car parking space.

2.7 DRAINAGE

The remodelled house will utilise the existing drainage runs on the plot for both foul and storm water. There will be no net gain in rainwater run-off as the proposed roof area is smaller than the existing roof area.