

14/036

**PROPOSED CONVERSION OF OUTBUILDINGS TO FORM GARDEN STUDIO  
WEST FARM COTTAGE, SIBFORD GOWER  
SEPTEMBER 2014**

**DESIGN STATEMENT**

Introduction

The property is located on Main Street, northwest of the junction with Pound Lane in Sibford Gower.

The site area is approximately 0.075 hectares.

We understand the house is not listed but does sit within the Sibford Gower and Burdrop Conservation Area.

The house was originally a single dwelling but has been split into two.

Planning History

There is no immediate planning history visible (other than the felling of trees) on Cherwell DC's website, although this may mean that applications pre-date the available information.

Proposals

The proposals include the conversion of an existing open fronted outbuilding to form a garden studio, which will be ancillary to the main house.

The existing building is L-shaped and sits between a larger barn to the south and a single storey outbuilding range to the east (under separate ownership). Generally, the building is in good structural order although the corrugated roof panels have deteriorated and have been partly removed. There is a significant change in level between the inside of the outbuilding and ground level on the north side – consequently, some form of tanking system will be required in the new works.

The proposals provide additional flexible accommodation to the main house, which will include two separate studio spaces, a tea-making area, store and wc. This allows the building to be used for numerous activities including home office, artist's studio, potting shed and guest accommodation.

The aim is to have minimal impact on the existing building structure. Essentially, an insulated box/lining will be inserted within the existing walls, which extends up to wallplate level and the existing roof structure expressed thereafter.

The east and south facing elevations have been set forward of the existing building line in order to provide comfortable living dimensions and to avoid the existing circular stone piers, which provide support to the roof. New full height glazing under a Sarnafil (Lead grey) flat roof is set forward so that the piers are unaffected by the

works and expressed within the new spaces. The flat roof overhangs to provide solar shading in summer months.



Photo 1 – Existing outbuilding

The new roof will be a metal standing seam system with flush rooflights to provide natural daylight and ventilation and specifically, north light for artistic activities.

A new opening is formed between the outbuilding and barn to accommodate the store and wc, which will have a flat ceiling/floor over to provide a storage platform accessed from the barn.

The proposals will be designed to exceed requirements of The Building Regulations in terms of thermal performance and energy usage.

The building is not considered a suitable habitat for bats since it is open fronted with an open and draughty roof. The adjacent barn has been re-roofed in recent weeks to replace a covering in a similar dilapidated condition. Consequently, a bat survey has not been submitted with this application.

### Summary

In summary, we consider the proposals demonstrate a dynamic yet sympathetic solution to converting the redundant outbuilding to provide additional accommodation and to improve the relationship between house and garden.

Detailing is simple and restrained using a palate of high-quality traditional materials. The highest standards of workmanship will be required in all areas.

**Hayward Smart** architects  
September 2014