

**STATEMENT IN SUPPORT OF PROPOSALS TO ALTER AND EXTEND
Faraday House, Woodway Road,
Sibford Ferris OX15 5RF**

LOCATION & CONTEXT

The site is located on the western edge of Sibford Ferris. The property is outside of the village conservation area and there are no listed buildings within close proximity.

The property is the last in the row of properties on the southern side of Woodway Road as it leads west out of the village. There are no properties on the Northern side of Woodway Road which forms the edge of the conservation area. The land to the North is farm land which falls away into the valley between Sibford Ferris and Burdrop / Sibford Gower.

The houses along Woodway Road are all significantly sized individual detached properties, occupying a significant area of the plots they sit in, and all have views to the north across the valley forming the conservation area boundary.

Faraday house is the least developed site in terms of building footprint to site area. This is shown on drawing 1650-05 which forms part of this application. It is also probably currently the smallest in terms of internal habitable footprint.

The house was constructed using a local cast concrete imitation stone block and is not Bradstone as was originally thought.

The property is not listed and does not fall within the conservation area.

The building stands within mature garden grounds of around a third of an acre, and includes off road parking. The front / north boundary has a combination of tall conifer and mature trees that have been planted over the years which form a visual barrier of most of the buildings on the site from the road and the distant conservation area.

A linked garage and a large timber clad workshop form some of the existing buildings on the property. Other smaller garden structures are located around the plot i.e. greenhouses and sheds.

The internal habitable rooms within the dwelling are small in relation to modern standards and reflect the scale of properties when it was originally designed and built. Having been constructed in imitation stone concrete blocks, the building is susceptible to condensation during times of extreme temperature change.

PROPOSALS

The proposal is to retain the original main house and to adapt it and extend it to meet the requirements of modern living standards and to bring the fabric of the structure up to higher levels of thermal efficiency. Additional habitable spaces will be included by integrating a new garage and workshop that will have accommodation over for home office use or additional bedroom / guest room use.

The current scheme has been influenced by the comments raised in the pre application submission that was made for an earlier scheme and tries to resolve the issues that were raised where possible.

Specific areas of the proposal were amended to reduce the gable width of the extension on the front of the property and move it away from the gable end of the extended main block. This allowed a lower ridge level running back into the main block keeping the gable extension subservient in its form. In addition, the scale and bulk of the garage block and link have been reduced by introducing a slightly lower ridge level to the link.

The wall construction of the original proposal was shown as render above artificial stone. On reviewing this, render was not considered an appropriate material and on further inspection the existing re constructed stone is of a local manufacture which is no longer available. Therefore an alternative external treatment is proposed which picks up on areas of brickwork that exists in the existing construction. The facing brick work will be built up to waist height and the garage / workshop and link will be clad in feather edged timber boarding above this level. This not only reflects the materials used on the existing workshop, it also reflects a traditional form of cladding used on out buildings in this type of rural setting. The extension to the main block will be constructed using salvaged material which will be taken from the areas of the existing building that become hidden / internal and from the demolition of the existing garage and garden walls.

As noted in the pre application report, the bulk of the extension is screened by existing conifer planting that will be retained. The pre application report suggests a tree report may be necessary. As the garage will be constructed close to the face of the conifer tree line, it will be necessary at the Building Regulations stage, should Planning approval be granted, for a Structural appraisal on the effect the trees will have on the foundations of the building. This appraisal will provide sufficient detail for protection of the conifer tree line, which would not require the garage building to be reduced in order to retain them. Therefore a report at this stage should not be necessary and this element could be covered by condition if necessary.

The use of the extension has been clearly indicated on the revised plans which also show a closer internal link between the space over the garage workshop and the main house.

In conclusion, the issues in the pre application report have, on the whole, been addressed by these revised details and the general proposal was, in the report, considered to be acceptable given the current screening which is to be retained. Therefore we believe a second pre application submission is not necessary and that this application should be considered acceptable and approved with minimal conditions applied.