

Wellan

Wellan House, Aylesmore, Shipston on Stour, Warwickshire, CV36 5EJ
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October 2018

Project No. 18/109

Design Statement In support Of Stone Facing on Elevations of Muddle Barn Farm, Sibford Gower

Introduction

Consent was given for construction of a replacement dwelling at this site for variation of Condition 2 (Plans) under 16/01563/F and appeal reference APP/C3105/W/17/3173098. This was subject to a variation under application number 18/00793/F which was approved on 8th August 2018. This application included a garage outbuilding in addition to the main house.

Drawings have now been developed to coordinate internal and external elevations, sections etc which has resulted in very minor alterations to window/door setting out of the main building. Additionally it is proposed to modify the external facing detailing of the stonework. The garage/outbuilding is unaffected.

Revised drawings of the main house are as follows:

18-109 01	Proposed Ground Floor Plan
18-109 02	Proposed First Floor Plan
18-109 03	Proposed Second Floor Plan
18-109 04	Proposed Roof Plan
18-109 05	Proposed Elevations Sheet 1
18-109 06	Proposed Elevations Sheet 2

Additionally a coloured elevation to illustrate the revised front elevation has been produced.

Architectural Philosophy

The replacement dwelling at Muddle Barn Farm is intended to represent typical vernacular architecture of a gentleman's farmhouse residence in the local area. The symmetrical arrangement of elevation and windows become popular on finer quality buildings in the 18th Century and there are many examples in the villages of Sibford Gower, Sibford Ferris and Hook Norton. The prevalent material for stonework is Hornton Ironstone.

Although now only produced on the Tew Estate, it was historically quarried throughout the district. However, Cotswold Limescale was available from quarries to the south and was frequently used for detailing to corbels, string courses and mouldings and lintels to windows. For these uses the limestone provide both a decorative feature in a mildly contrasting tone and a greater durability (as noted in the Sibford Ferris, Sibford Gower and Burdrop Conservation Appraisal produced by Cherwell District Council (paragraph 9.18. 9). /additionally the homogeneity of the Cotswold Limestone provides a more uniform material rather than the veins and laminations that occur in ironstone and which can make the carving of decorative work difficult.

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There are numerous examples of the mixed use of Cotswold Limestone and Ironstone in Sibford Gower, these include Tamlet in Main Street where Cotswold Limestone has been used for lintels, see photograph below.



Stonework elevations of School House and Fairview, further to the east in Main Street, use a combination of the two types of stone in the main elevation (see below)



Holmby House is a gentleman's residence within Sibford Ferris which uses Cotswold Limestone for detailing including quoins (see below)



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Within the district the use of Cotswold limestone for dressed and decorative stone most frequently on the more handsome and refined properties such as The Vicarage in Duns Tew (to the east of Sibford) and at Hook Norton House relatively close to the site of Muddle Barn Farm. The use of Cotswold Stone is more common towards the south of the district as the distance to its source is reduced but is used quite widely on the finer properties such as Upton House and Farmborough House



More recently Cotswold Limestone has been used in combination with ironstone on the new dwelling at Upton Viva within the Upton House Estate and also on a number of modern more modest, developments such as that at Little Bourton (see below).



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Conclusion

The proposed redevelopment at Muddle Barn Farm is intended to be a substantial, but not large or grand, gentlemen's residence. It would demonstrate detailing and materials to elevate it slightly relative to both simple local architecture and that used for local merchants properties. The use of dressed stone details for window surrounds, string courses and quoins is common on many buildings and is quite usual for a quality building particularly in this part of the district as noted in the Conservation Area Approval. The use of coursed rubble with dressed Cotswold Limestone for the two storey part of the building and brick to the single-storey is shown below



The principal elevations remain simple and elegant and are entirely in keeping with the traditions of the local architectural character

Other minor modifications shown on the latest drawings affect only minor details of fenestration but do not affect either overall plan size or height of any part of the development