

HERITAGE STATEMENT INCORPORATING PLANNING, DESIGN AND ACCESS STATEMENT

Site Address: Lane Head
Sibford Gower
Banbury
OX15 5RT

Prepared for: Mr & Mrs More
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1.0 Introduction

This Statement has been prepared to accompany an application for Planning Permission and Listed Building Consent for the demolition of existing poor condition garage and the erection of a new dwelling and conversion of existing out building to a garage at Lane Head Sibford Gower. The existing dwelling on site, Lane Head, has Grade II listing status and the proposals site falls within the Sibford Gower and Burdrop Conservation Area.

This statement aims to provide a summary of the design principals that formed the proposals and importance of the cultural and historical importance of the listed building and the conservation area and the impacts these proposals may have on them.

The site is identified in red on the site Location Map accompanying the application.



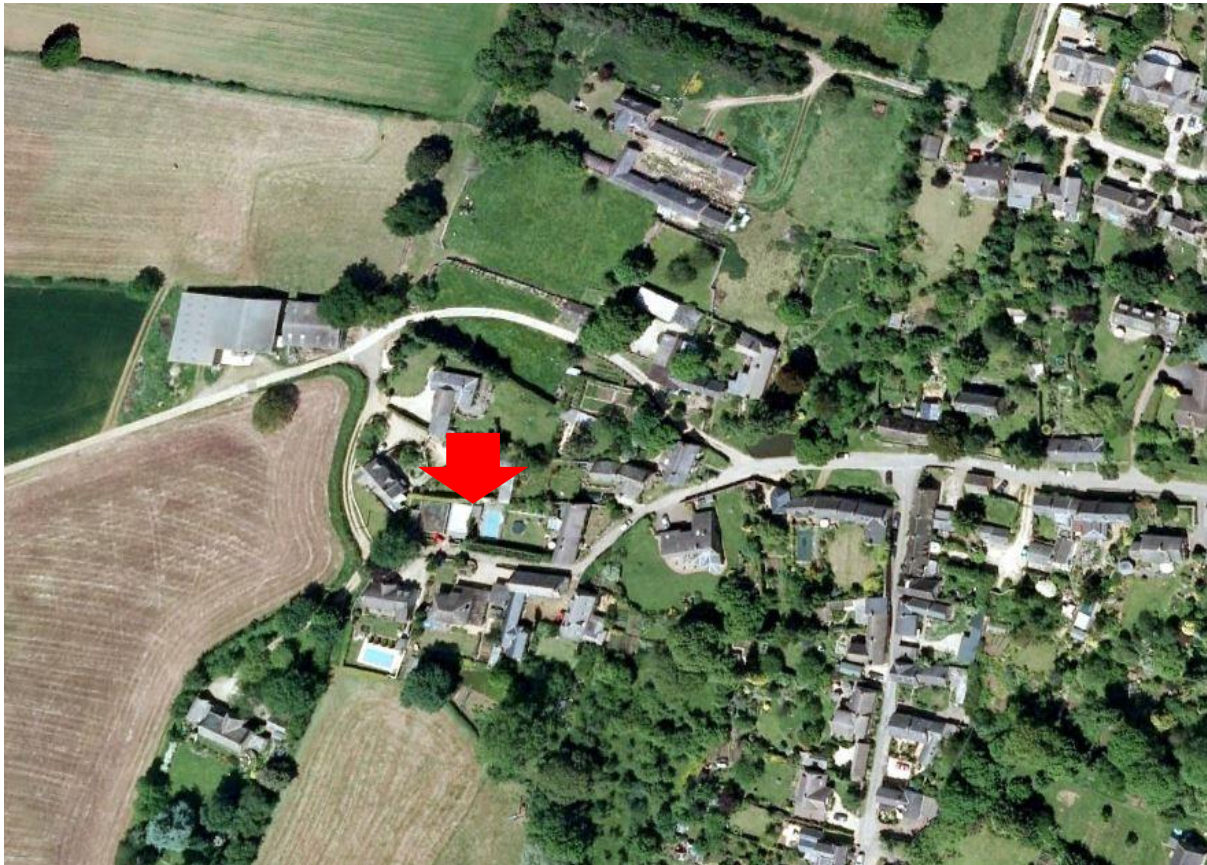
Garage and Out Building

2.0 Site Assessment

Lane Head is an attractive thatched cottage believed to date from the late 17th century. The dwelling is located on the western edge of the village on the boundary of the Conservation Area.

The existing dwelling is Grade II listed.

To the rear of the garden are a poor condition garage and outbuilding to which this application applies.



Photograph showing the location of the site in Sibford Gower



Out Building Viewed from Garden



Lane Head

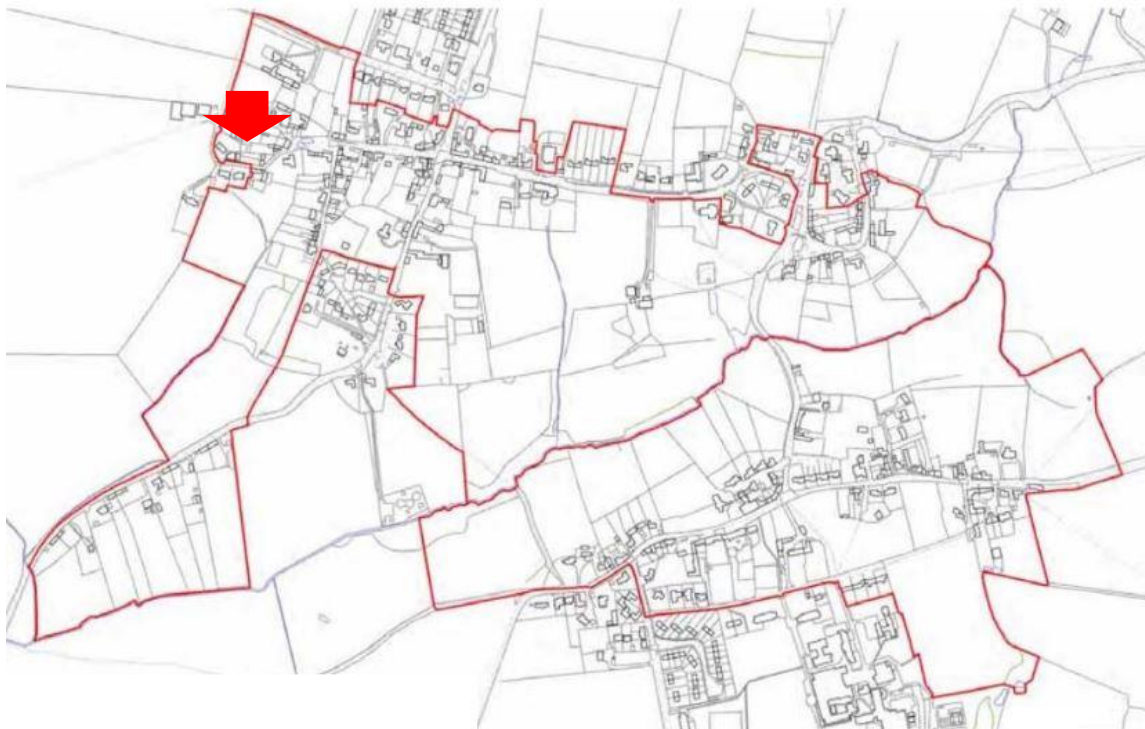
3.0 Designated Area Designations

3.1 Conservation Area

Sibford Gower and Burdrop were designated as a Conservation Area in 1988 three years after Sibford Ferris was afforded this status.

Conservation Areas are designated by Councils as areas of special architectural or historic interest, the character of which the Council considers desirable to preserve or enhance.

Many places can be significant for more than one reason. Significance can relate to architectural quality of buildings, associations with people or events, social history and community value or simply age. Significance may be tangible, for example physical fabric such as a building or intangible, such as a site's links to past events and people.



Conservation Area Map

Full details of the Conservation Area can be found in the Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal published in 2012 by Cherwell District Council.

The proposed scheme has been designed to be in keeping with the characteristics of the Conservation Area and sympathetic to the local vernacular.

4.0 Area Assessment

The following photographs demonstrate the variety of elevational treatments of the nearby buildings which have influenced the design of this proposal.

Whitts End (Opposite Development Site)



Highfield (Opposite Development Site)



Stickleys House



Pond Cottage



South Cottage and Elmridge



Elmridge



The Old Rectory



Bake House Cottage and Stone Cutters Cottage, Bonds End Lane



Stonewalls, Bonds End Lane



Vine Cottage and Tamby Cottage, Bonds End Lane



5.0 Area Assessment

The great majority of buildings within Sibford Gower are residential properties of various sizes and scales. Sibford Gower has a more formal layout than Burdrop, the second village in this Conservation Area, and is based on the crossroads of Pound Lane and Colony Road running north south, and Main Street (which eventually changes to Acre Ditch), running east west along the contours of the valley. The crossroads is very tightly defined with a strong building line with buildings abutting the highway.

The heart of the older village lies to the west of this junction. With newer modern dwellings to the north and south outside the Conservation Area. Lane Head lies to the western end of this cluster of houses in an area surrounding the pond which has a more informal layout, with larger houses set within their own grounds. Main Street leads into a smaller track past Lane Head, which leads to Glebe Farm round to Bridleways and Rye Hill Lodge and then into bridleways and footpaths.

In the main buildings in the conservation area were constructed in the 16th and 17th centuries. These buildings are simply designed buildings using local materials. Unlike Burdrop, the range of styles reflects the social status of the original occupiers. The higher status homes while lacking in architectural detail were constructed of good quality materials, predominantly local ironstone and local red (lias clay) bricks to the walls and thatch or natural slate for roofing. Many of the roofs are of a steep pitch indicative of the long straw thatch tradition of the district. They also tended to be on a grander scale than the cottages constructed for the local farm workers.

Although the majority of buildings in Sibford Gower are two storeys there is significant variation in scale and massing among the dwellings and no particular style predominates. The streetscape is composed of a mixture of terraces and larger properties set within their plots or at right angles to the road, so that there is a mix of built street frontage and gaps of gardens and vegetation, and this variation is a key component of the character of the village.

6.0 Heritage Assets

6.1 Listed Buildings

Lane Head is Grade II Listed. The status of this house as a listed building of Grade II would suggest that the building and its setting as a whole has a high degree of significance. Typically this would indicate national or regional importance through design, association, or through age and rarity as most buildings constructed prior to 1840 gain listed status. Although only Lane Head is listed, other buildings and features within the site may also be curtilage protected as they may affect the understanding of the house.



English Heritage Listed Building Map

The age and merit of the building known as Lane Head has been reflected in its designation as a Grade II listed in September 1988.



Lane Head

The listing description reads as follows:-

SIBFORD GOWER SP3436-3536 16/153 Lane Head GV II 2 houses now 1 dwelling. Late C17 with later alterations. Squared coursed ironstone and coursed rubble with some burnt stones. Steeply pitched thatched roof. Brick ridge and end stacks. 5-unit plan. Single storey plus attic. 5-window attic range. Entrance on left has plank door, moulded wood frame and wood lintel. Open, thatched porch. Ground floor has four C20 windows in original openings with wood lintels. To left, attic has a 2-light casement and a single-light stone framed window over porch. To right, three 2-light stone mullioned eyebrow dormers have hood moulds and label stops. Lead comes, wrought-iron casement fasteners and springs. Interior not inspected.

Listing NGR: SP3499837875

7.0 Proposals

This application seeks planning permission and listed building consent for demolition of a poor condition garage and the erection of a new dwelling and conversion of an existing out building to a garage.

Great importance has been placed in preserving and enhancing the heritage asset and its setting at all stages of the evolution of the current proposals in accordance with national and local guidance.

Our scheme proposes the demolition of the existing poor design and poor condition garage. The garage with its narrow opening of 2.1m is unsuitable for modern cars and is no longer fit for purpose. Combined with the enclosed area to the front of the building parking is restricted and the property is only afforded one off street parking space.

The unattractive flat roofed design sits awkwardly in the street scheme and is viewed as having a negative impact on both the Listed Building and the Conservation Area



Garage External



Garage Internal

This building is to be replaced with a new two bedroom dwelling designed to complement its setting and sit comfortably within the street scene.

The new dwelling is to be some 112m² over two storey, offering a lounge, kitchen diner and WC to the ground floor with two bedrooms en-suite and family bathroom over.

A room in roof, 1½ storey design has been adopted in keeping with the traditional cottages in the village. It is to be of stone construction with a steeply pitched natural slate roof, and timber windows of a style commonly seen in the Conservation Area. The dwelling is to be constructed to high standards using good quality local materials. The full proposals are detailed in the accompanying scheme drawings.

Proposals Contd.

The existing outbuilding is to largely be retained.



Out Building



Out building

Building works are proposed to enhance the existing building to provide garaging, off street parking and ancillary accommodation to Lane Head.

A length of incongruous modern stone walling that separates the building from the highway is to be removed to provide two new off street parking spaces and access to a new double garage and workshop.

The building is to be re-roofed with a new pitched roof with two dormer windows overlooking the garden to provide ancillary accommodation to the main house in the form of a games room/guest bedroom. This is to be served by an internal stair and an external stone built stair to the garden which will also provide a covered bin store.

The current lean-to element of the building is to be converted to provide a garden WC and changing facilities for the existing swimming pool.

8.0 Design and Access

8.1 Design

Design has been led by the local vernacular resulting in a traditional styled two bed room home to be built using high quality local materials. Features of local buildings of architectural merit have been incorporated in the proposed dwelling and garage.

8.2 Landscaping

The new garden area is to be laid to lawn.

8.3 Appearance

The new dwelling and garage have been designed and will be constructed of local materials to ensure they enhance their setting in the Conservation Area.

8.4 Scale

The internal floor area of the proposed dwelling is to be 112m² over two storeys and the garage does not enlarge the foot print of the existing out building at 61m².

8.5 Access

Access to the proposed dwelling is via a new paved driveway and will meet the requirements of Approved Document M of the Building Regulations.

Two off street parking spaces are proposed to serve the new dwelling with a useable double garage and two off street parking spaces to serve the existing dwelling.

The new house will be designed internally to meet and exceed standards of the new Part M of the Building Regulations.

8.6 Transport and Parking

Currently Lane Head is served by one off street parking space and a garage that is unable to garage modern vehicles.

The proposals will result in the existing dwelling enjoying two off street spaces and a double garage with the new dwelling benefitting from two further off street parking spaces.

9.0 Flood Risk and Surface Run Off

The site is outside the Environment Agency areas of flood risk resulting in a less than 0.1% (1 in 1000) risk of flooding from rivers or sea. Surface water drainage to be in accordance with Environment Agency Sustainable Drainage Systems Guidelines (SUDS) and the Department of Communities and Local Government's Code for Sustainable Homes. Rain Water Holding Facilities, Soakaways etc. to be provided at appropriate positions on site to ensure attenuation of water run-off and infiltration directly into subsoil. This is to ensure a reduction in peak run-off rates and annual volumes of run off in comparison to the existing conditions for the development site.

OX15 5RT at scale 1:10,000

[Other maps](#) [Data search](#) [Text only version](#)



Environment Agency Flood Map

10.0 Planning Policy

10.1 National Planning Policy Framework (NPPF)

Requires that a positive strategy is employed to halt the decline of heritage assets. The impacts of the proposals on an asset should be taken into account when considering proposals and weight should be given to the asset's conservation.

Paragraph 126. Heritage assets should be conserved by the LPA in a manner that is appropriate to their significance.

Care has been taken to ensure that effects on any of the heritage asset, whether significant or not are minimal.

Paragraph 131. Need to take into account the balance between conserving the heritage asset and promoting development that makes a positive contribution to the local community.

The proposals will provide one new residential unit that will be appropriate to the needs of the local community.

Paragraph 136. The proposals do not have a physical impact on any of the features mentioned in the listed building description.

As the NPPF is the National Policy that all LPAs Policies need to be compliant with it carries significant weight in planning decisions.

10.2 The Cherwell Local Plan 2011-2031

The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

PSD1 – Presumption in Favour of Sustainable Development – We believe the proposals accord with the policies of the local plan and that there are no adverse impacts of granting permission that would outweigh the benefits.

BSC2 – Effective use of land and housing density – The proposed scheme makes effective use of previously developed land.

ESD10 – Protection and enhancement of biodiversity – A net gain for biodiversity will be achieved by the introduction of bat and bird boxes within the new development.

ESD15 - The Character of the Built and Historic Environment – The proposals will contribute positively to the areas character and identity by replacing two incongruous buildings with new development that will sit comfortably in its surroundings.

Villages 1 – Village Categorisation – Sibford Gower is classed as a Category A Village capable of accommodation minor development, infilling and conversion.

11.0 Conclusion

We consider that the current application proposals represent a well-conceived scheme that conserves and enhances the historic environment and is consistent with the planning policy framework within which the Council must operate. The scheme as a whole proposes an improvement over the existing, ensuring that it can only impact on the Conservation Area and nearby Listed Buildings in a positive way.