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DESIGN STATEMENT

DAS/5391

August 2018

PROPOSED CONVERSION OF EXISTING FARM OUTBUILDING TO A SINGLE DWELLING AT 5 THE COLONY SIBFORD GOWER

This document is to be read in conjunction with Framptons covering letter; architects drawing nos 5391.01;02;03;04; Wellan Structural 'Report'; Midland Survey Ltd survey drawings and the Contamination Desk Top Study report June 2018 – JNP Group.

This statement is divided into the following sections

- 1. Site and background**
- 2. Use**
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1 Site and background

The building is located directly to the south west of 5 The Colony in Sibford Gower and benefits from extant planning consent ref : 17/02192/F for conversion to a single dwelling and existing 'gated' access serving it and the field to the south and west.

This access will be retained to serve the proposed conversion. The building proposed for conversion forms the main part of a group of outbuildings including small hovels and shelters which are proposed to be demolished. The buildings have been surveyed and details are included on Midland Surveys drawings accompanying the application.

This new application seeks to amend the approved scheme to include a first floor level and demolition of the east lean to which will be replaced by the construction of a new structural 'bay' on the west side.

As shown on the original drawings and the amended drawings accompanying this application the existing ground around the building slopes from north to south resulting in the floor of the south elevation sitting some 600mm out of the ground.

Condition 3 of the extant Planning Consent requires the existing structure to be faced in natural ironstone.

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The 'cladding' will require careful attention with respect to the foundations of the existing building. A reduced level 'dig' will be required and the existing 'blockwork' underpinned. See recommendations in Wellan Structural report.

The necessary reduction in the level of the foundations has opened up the possibility of lowering the floor slab as shown on Section A-A on drg no 5391.02 and the creation of some first floor space. The reduced floor level 'nestles' down into the natural ground level on the south side of the building as shown on drg nos 5391.03 and 04.

Following further detail site investigations it became apparent that the existing single storey 'lean to' on the east of the building (initially included for conversion in the approved scheme) has now become so dilapidated that it is unlikely to be satisfactorily 'converted' particularly with the introduction of the stone cladding.

As part of this new application we are proposing to demolish this section and construct a new 'bay' of similar footprint on the west side of the building as shown on the site plans on drg no 5391.01.

The benefits include freeing up the space between our building and the neighbour adjacent to the east and creating a 'simplified' agricultural form maintaining the 'spirit' of conversion.

2 Use

The use is currently agricultural with extant planning consent ref : 17/02192/F for conversion to a single dwelling.

3 Amount

The gross external area of the building is 215m² (140m² at ground level and 75m² at first floor level). In addition it is also proposed to demolish the existing outbuildings on the south of the site (approved for conversion to log stores/garden stores) and construct a purpose designed bike store/garden and log store in the same location.

The above figures include the addition of the stone facing on the exterior of the building.

4 Layout

The lowering of the slab level and the introduction of a first floor allow bedrooms to be located in the existing 'roof space' as shown on drg no 5391.02. The ridge height of the building will not be altered from the approved scheme.

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The ground floor is designed around a predominantly 'open plan' space including sitting; dining; kitchen and family room with a 4th bed/study; utility and bathroom in the 'east' bay.

The principle rooms have windows on the west overlooking the 'paddock' and the kitchen family area opens out on to the new patio and garden area to the south. First floor bedrooms also look predominantly southwards.

5 Scale

The overall footprint of the amended building is approximately 9m² larger than the approved footprint. This area includes the additional cladding on the outside of the existing structure.

The ridge height will be retained as the approved scheme and the building will keep its 'single storey' form particularly on the north elevation (road frontage) as shown on drg no 5391.03.

6 Appearance

The existing form with its simple gable pitched roof will be retained as shown on drg no 5391.03 and 04. The roof structure will be reinforced internally with timber rafters to provide suitable structure for the construction of the first floor and the roof to be finished in natural slate. The existing masonry walls will be clad with natural ironstone as specified on drg no 5391.02. New windows and doors will be powder coated 'grey' aluminium.

Cladding the building in natural stone allows more freedom in the fenestration whilst retaining the 'spirit' of the approved design. The introduction of the first floor requires some natural light/view to be created through the roof. Roof lights have been kept to a minimum and will be 'conservation' type (opening and escape).

High level glazing to bedroom 3 and bathroom (in the apex' of the roof) will ensure natural light without 'overlooking' the adjacent property.

The building retains the form; scale and appearance of a 'converted' agricultural building (as the approved scheme) and should make a positive contribution to the Conservation area.

7 Landscaping

Landscaping will be minimal. An area of 144m² is to be fenced off to provide access to the sides and rear of the building. The private south facing garden will include a small lowered stone patio set in to the natural slope of the site. The remainder will be laid to lawn/shrubs to the owners wishes – all as shown on drawing no 5391.01.

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8 Inclusive access

Whilst inclusive access is not a requirement a flush entrance threshold will be provided at a appropriate point and suitable bathroom facilities and door widths are included at the new ground floor level.