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DESIGN STATEMENT

DAS/5347

28th September 2017

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 Frampton's Planning Statement and architects drawing nos 5347.01; 02 and 03; and Midland Surveys survey drawings.

This statement is divided into eight sections as follows :

- 1. Site and background**
- 2. Use**
- 3. Amount**
- 4. Layout**
- 5. Scale**
- 6. Appearance**
- 7. Landscaping**
- 8. Inclusive access**

1 Site and background

The building is located directly to the south west of 5 The Colony in Sibford Gower and benefits from an existing 'gated' access serving it and the field to the south and east.

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. Some sections of the existing 'shelters' will be retained to provide log stores and storage for garden tools, bikes and waste bins etc. The buildings have been surveyed and details are included on Midland Surveys drawings accompanying the application.

The 'retained' elements include the pitched roof masonry section and the associated 'lean to' on the south west side together with some sections of the existing 'shelters' as shown on the existing and proposed site plans on drg no 5347.01. The buildings have been used for agricultural purposes for many years but have recently become 'redundant'.

2 Use

The use is currently agricultural and is proposed for conversion to a single dwelling.

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3 Amount

The gross external area of 'retained' building is 144m² including stores. The footprint of the building will not be altered and the conversion works will be carried out under the existing roofs.

4 Layout

The gross internal area of the main building is approximately 112m² (following the internal lining and insulation of the existing structure) and provides suitable space to accommodate a 'three' bedroom house with suitable living and ancillary accommodation.

The building includes a number of existing high level windows and full height doors which have all been utilised as part of the conversion works. The sills of the high level windows have been reduced to provide adequate light; view and ventilation to the rooms within.

The formal 'rhythm' of the existing windows and doors have helped generate the internal planning of the building.

The building is approached from the access road to the north and entered from a 'central doorway' into a small lobby. The building is effectively divided into two zones – living and sleeping.

Three bedrooms (accessed from the 'open plan' centre of the building) are located in the east section with living space in the west section. With the exception of bedrooms 2 and 3 all the principle rooms have views over the fields to the south and west.

5 Scale

There will be no alteration to the scale of the 'retained' building.

6 Appearance

The existing form with its simple gable pitched roof and 'agricultural' lean to will be retained. The roof will be reinforced internally with timber rafters to provide suitable structure for the roof finished to be replaced with natural slate. The existing masonry walls will be 'repaired' as required and painted externally. New windows and doors will be powder coated 'grey' aluminium.

Existing openings are retained and reused wherever possible. The only major 'intervention' on the external fabric is on the south elevation where two existing high level windows have

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been removed and the masonry below and between demolished to provide a wide full height glazed screen opening out on to a small private patio and garden.

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 raised stone patio (accommodating the natural slope of the site) with the remainder laid to lawn/shrubs to the owners wishes – all as shown on drawing no 5347.02.

8 Inclusive access

Whilst inclusive access is not a requirement a flush entrance threshold will be provided and suitable bathroom facilities and door widths are included all on the same level. The single storey nature of the building makes it suitable for all ranges of families and ages.