

049. Adderbury Hill Barn
Design & Access Statement
Cherwell District Council
11.05.2018

Al-Jawad Pike

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1 Summary of proposals

This report outlines a number of changes proposed to Adderbury Hill Barn (OX17 OHN), and follows a pre-application enquiry with Mr Gavin Forest on 18 March 2018 (ref 18/00083/PREAPP).

From the enquiry, it was established that “the majority of the proposals do not require planning permission”; these included -

- demolition of external pergola structures to kitchen and garage
- lowering of external garden wall to allow views
- replacement of external pointing and application of a lime wash to neutralise the varying conditions of brickwork.

The pergola structures have since been removed and thus do not appear on existing drawings in this application.

In addition to the original changes considered to be beyond a Certificate of Lawfulness of Proposed Development, the scope of changes have increased in some areas. These changes include -

- replacement of all external windows
- enlargement of some ground floor windows
- demolishing and rebuilding of the garage block, (found to be currently inadequate for residential use without underpinning or rebuilding).

Al-Jawad Pike Ltd were appointed as architects in March 2018 to design and oversee the modifications. All images are illustrative.



2 The site & existing building

Site location

Adderbury Hill Barn is a private detached barn conversion located in West Adderbury. The site is accessed by a tree lined private drive off of Milton Road. The existing house consists of kitchen, dining area, utility room, three reception rooms, four double bedrooms, a garage, two outbuildings and a study with balcony. The house is surrounded by pasture and farmland.

Planning constraints

Property planning ref: 100121290547

The house is not listed or within a conservation area, however the following designations apply but are not affected by the proposed changes:

- Minerals Consultation Area
- Area of high landscape value: Policy Numbers C13, C28 and C39.
- Cherwell District Council Adopted Local Plan 1996
- Air Safeguarding Maps
- Area Designated June 2013
- [Class 6]. Over 30% - Percentage Of Homes At Or Above The Action Level - As Defined By Health Protection Agency (2007)

In March 2002, and under previous ownership, permission was granted for the erection of a garage building on the existing parking area - Ref: 02/00004/F. In April 2017, and under previous ownership, a Certificate of Lawfulness was approved for the formation of an outdoor arena, erection of perimeter boarding and use of land and buildings for equestrian purposes.

The aforementioned applications do not relate to the proposals outlined in this document.



Aerial photo of the site and local area

- 1 The site
- 2 Milton Road
- 3 Berry Hill Road
-> Site entrance from Milton Road
- Ownership boundary



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Existing site photos

1 Existing buildings on site

2 Site entrance from Milton Road

3 Approach from drive

4 Courtyard garden

5 Garage annex

6 Adjacent farm barns



1



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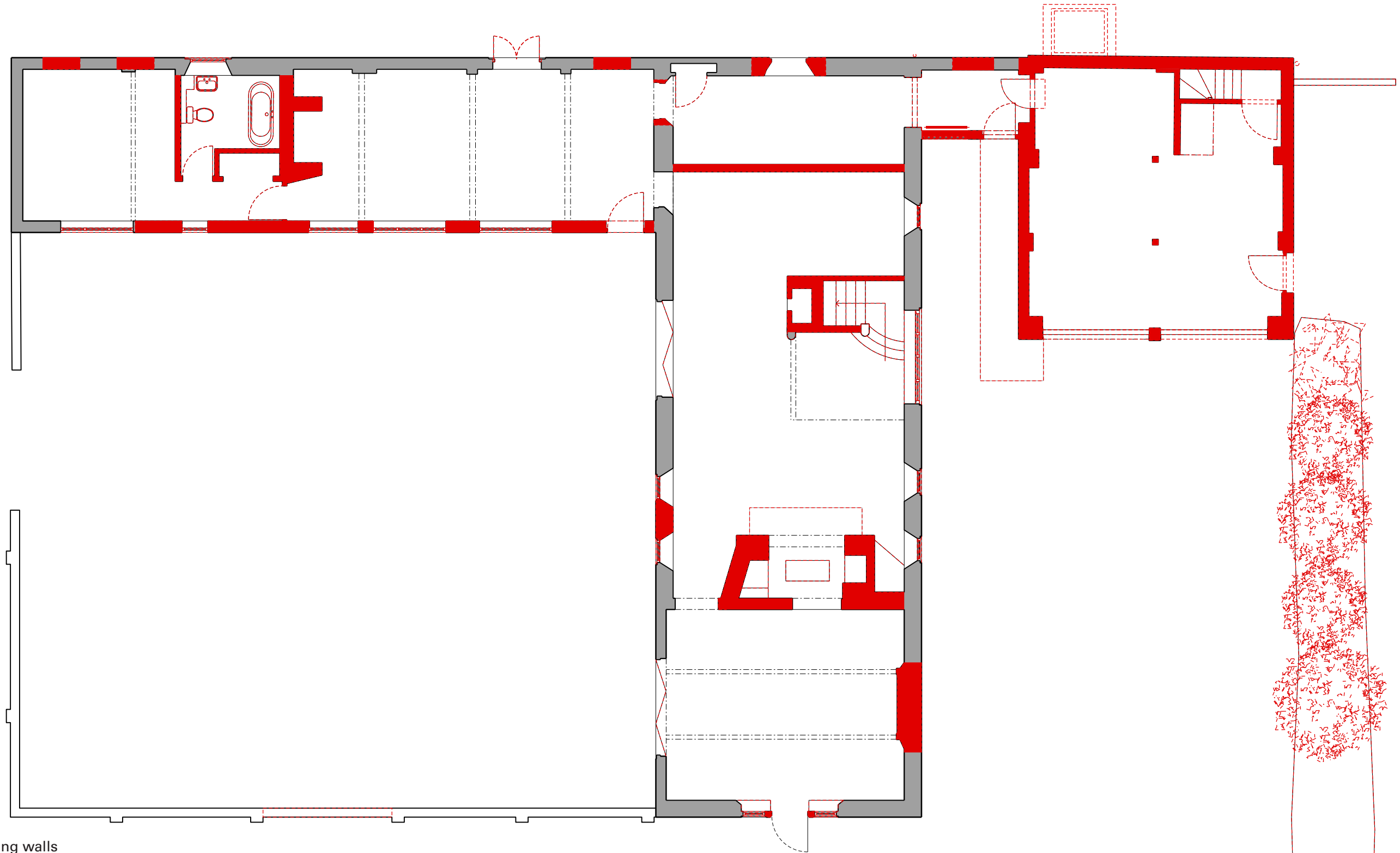
Existing interior photos

- 1 Living room (ground)
- 2 Landing (first)

- 3 Master bedroom (first)
- 4 Fireplace (ground)

- 5 Kitchen annex
- 6 Garage annex

3 Existing & proposed drawings

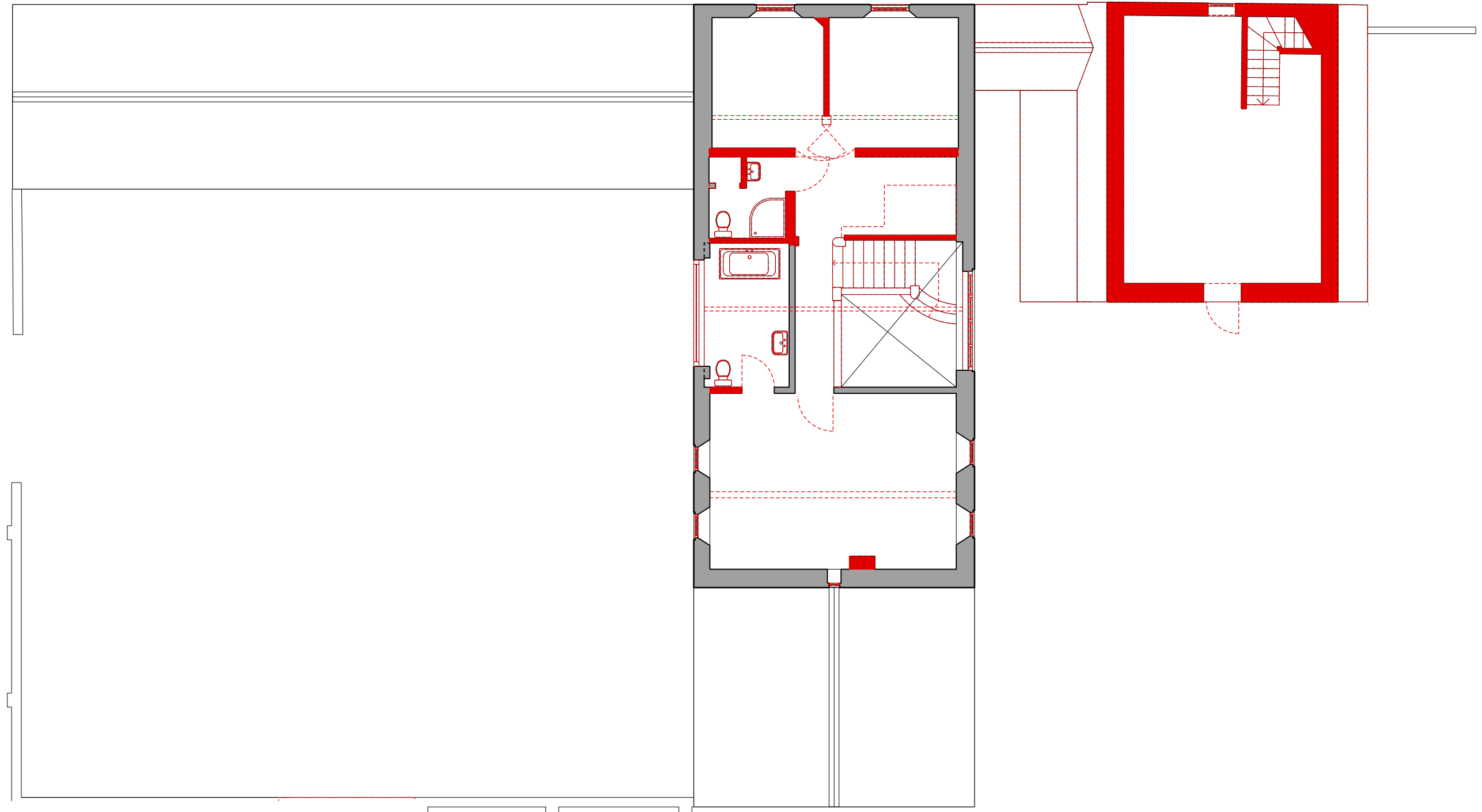


- Existing walls
- New walls
- Proposed demolition

Existing ground floor plan, 1:100 scale at A3

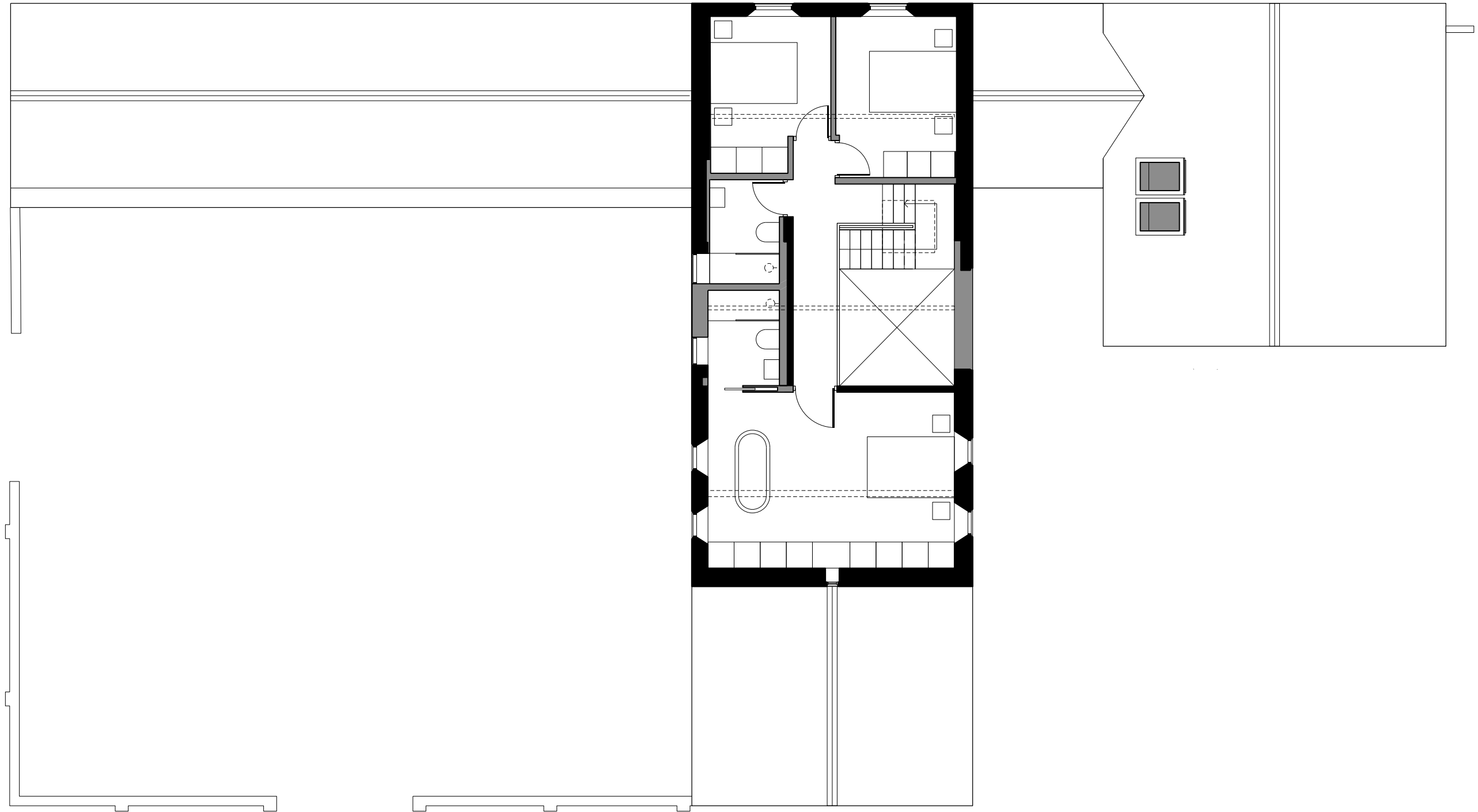


Proposed ground floor plan, 1:100 scale at A3




- Existing walls
- New walls
- Proposed demolition

Existing first floor plan, 1:100 scale at A3

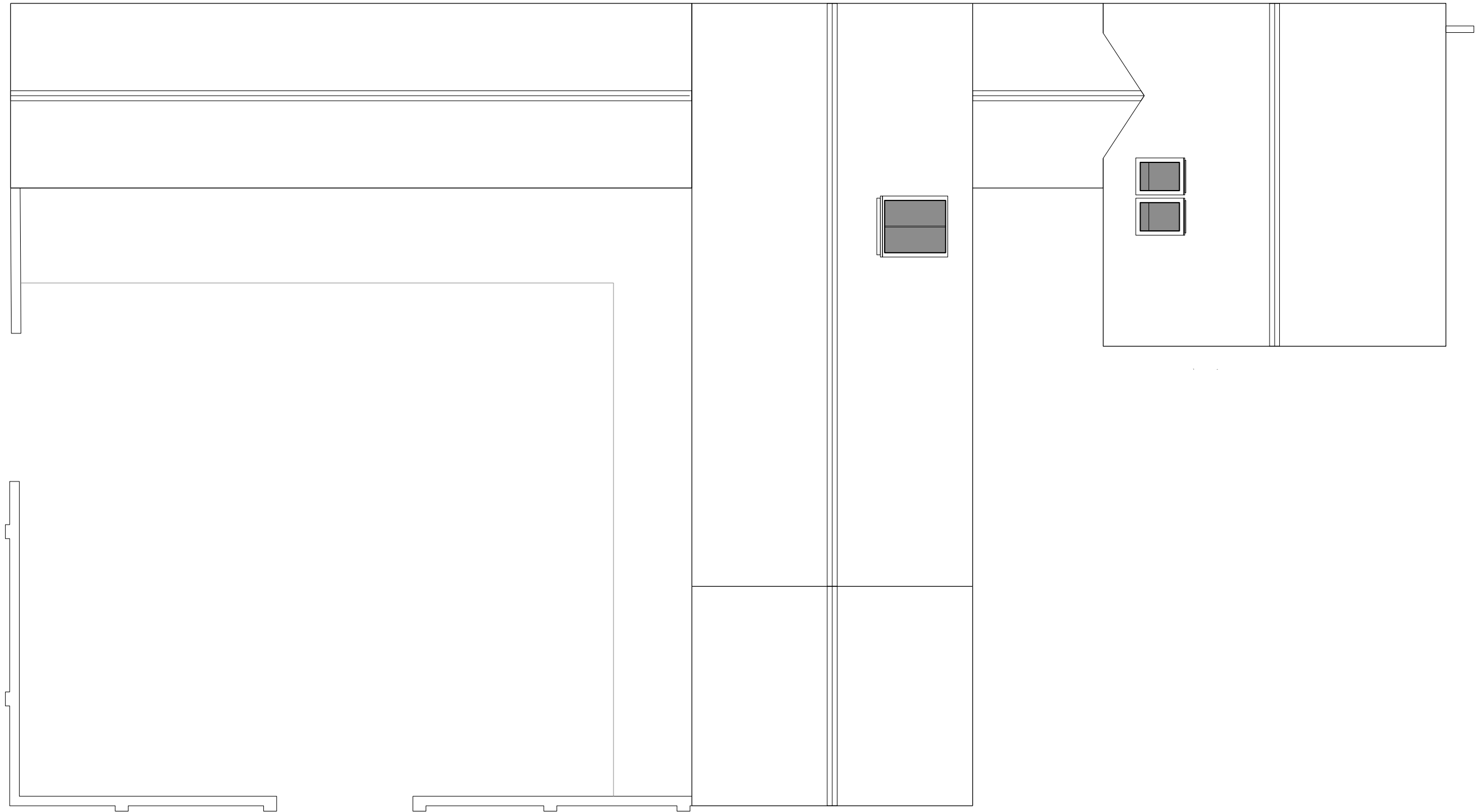


Proposed first floor plan, 1:100 scale at A3

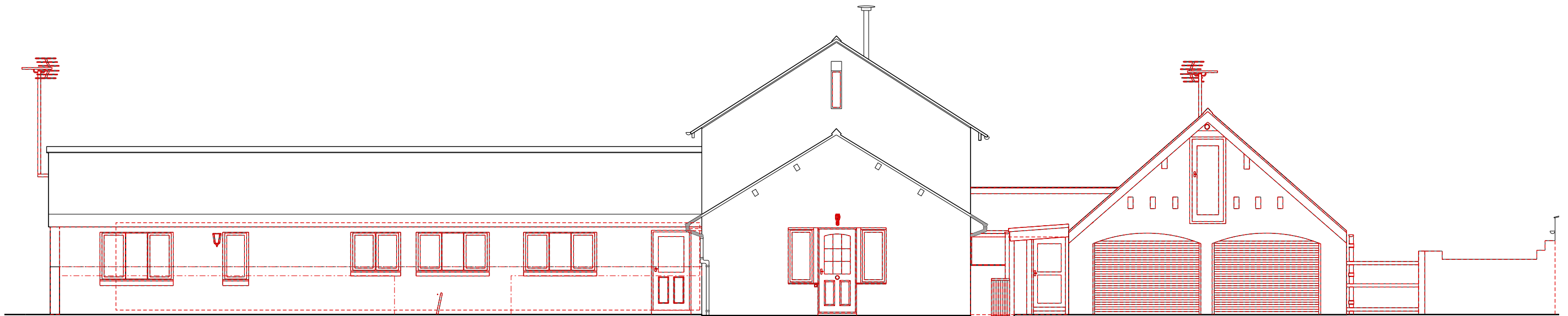


 Proposed demolition

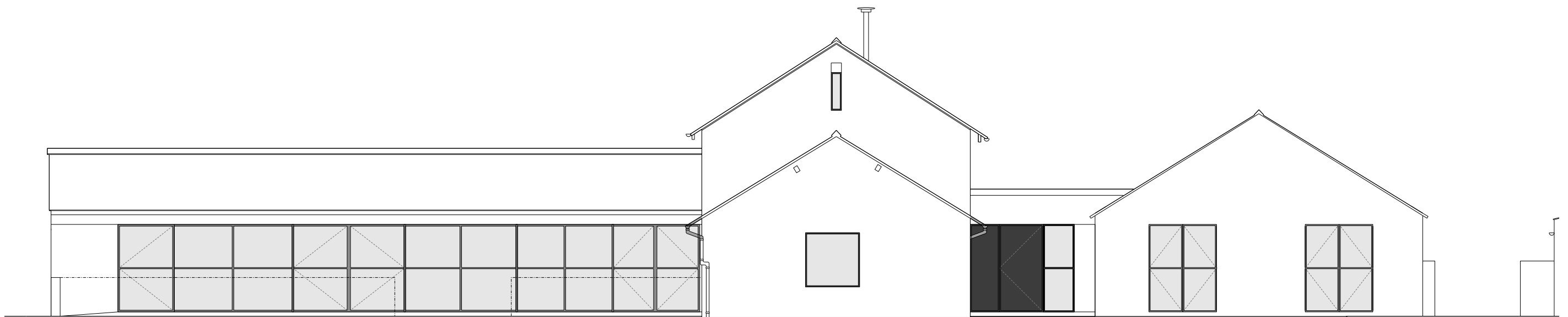
Existing roof plan, 1:100 scale at A3



Proposed roof plan, 1:100 scale at A3

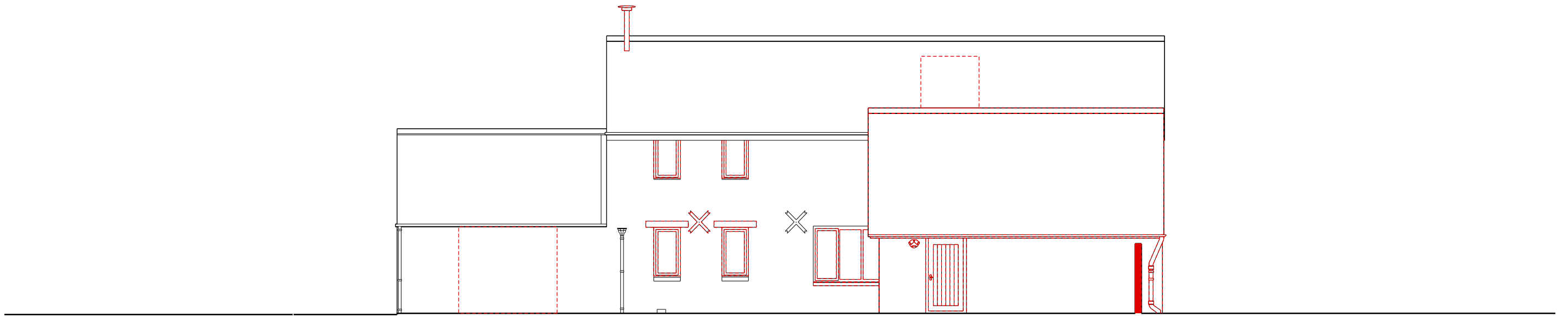


Existing south elevation, 1:100 scale at A3

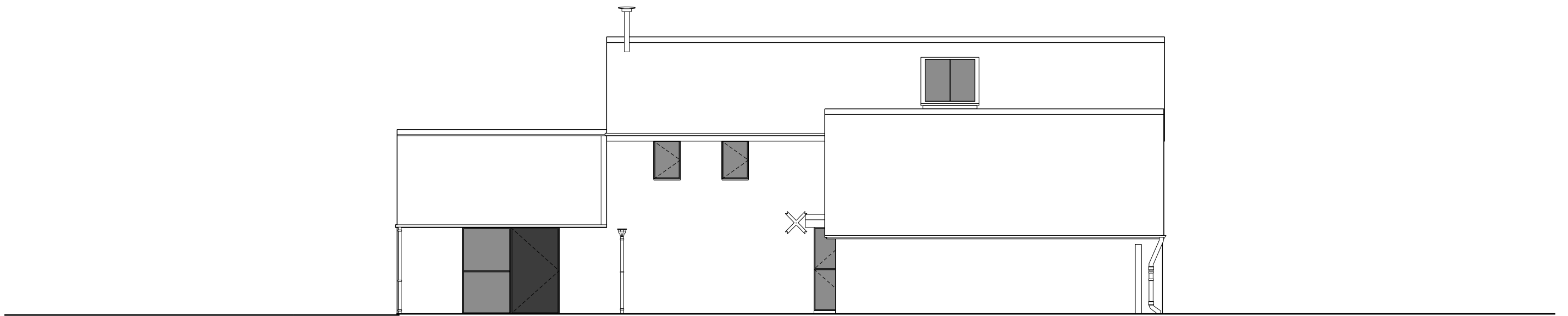


Proposed south elevation, 1:100 scale at A3


Proposed demolition

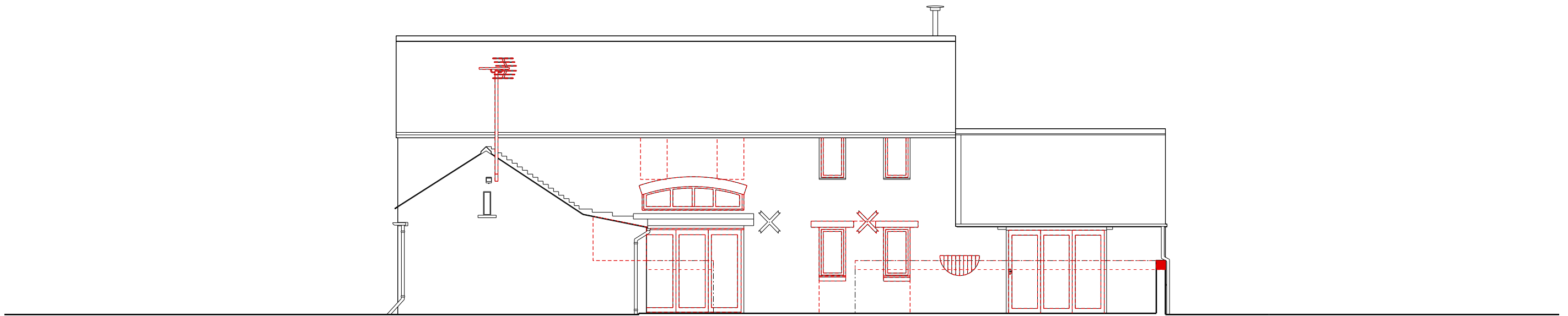


Existing east elevation, 1:100 scale at A3

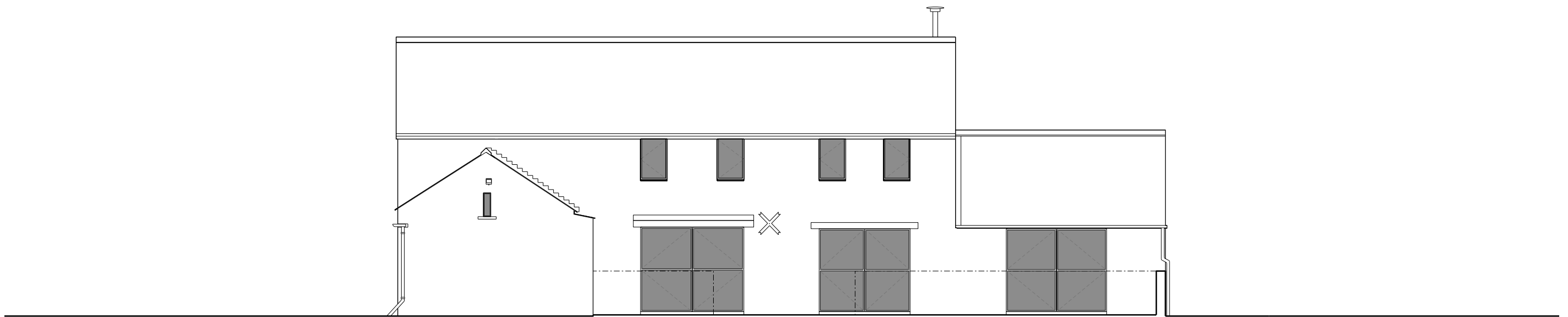


Proposed east elevation, 1:100 scale at A3


 Proposed demolition

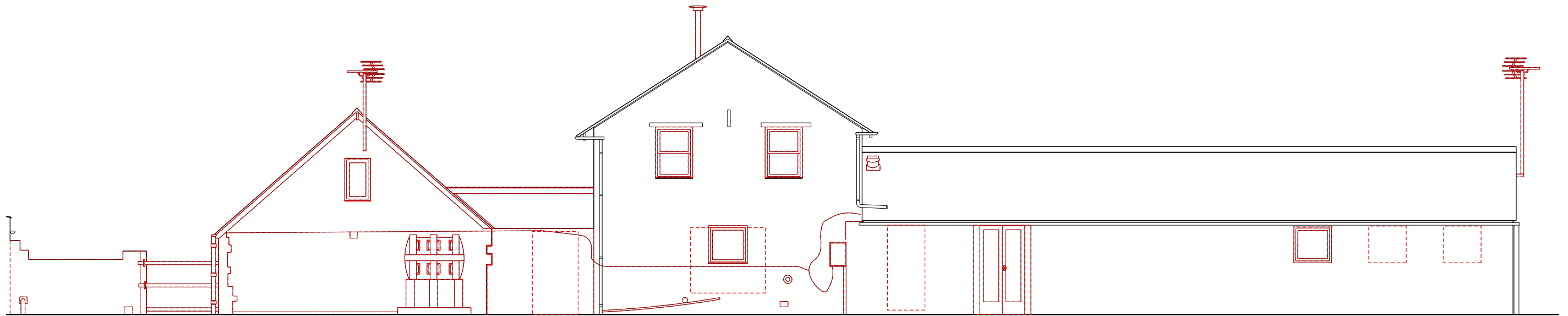


Existing west elevation, 1:100 scale at A3

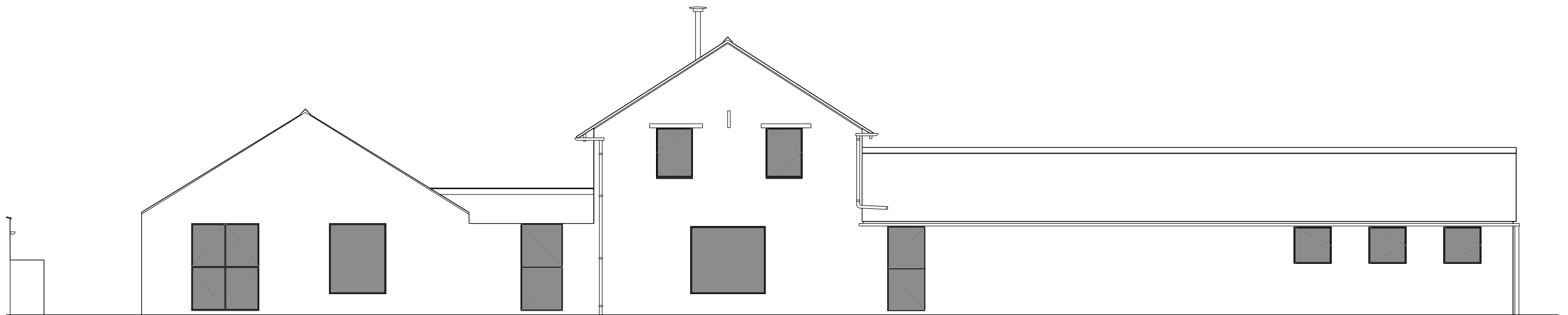


Proposed west elevation, 1:100 scale at A3


 Proposed demolition



Existing north elevation, 1:100 scale at A3



Proposed north elevation, 1:100 scale at A3

 Proposed demolition

4 Materiality

Externally, the house is constructed of brickwork of varying ages and bonds. There is also a variety of window sizes and types, from oak to painted timber. In addition, three timber framed pergola structures have been attached to the house; one that spans in front of the kitchen, one that forms an entrance, and one in front of the more recently constructed garage building.

Whilst the existing set of buildings on site appear to have been constructed over time, the proposal intends to unify the main barn and its annexes to create a coherent appearance across all elevations.

The pergola structures are removed to reveal the original barns behind. Whilst the pitched volumes of these barns remain unchanged, several openings are enlarged, reduced, or filled in, and the existing windows are replaced with metal framed ones, to give a slimmer and more consistent profile. A natural lime mortar wash is proposed to all the external brick surfaces to bind the volumes and surfaces together into a coherent whole.





Lime washing to neutralise variations in brickwork



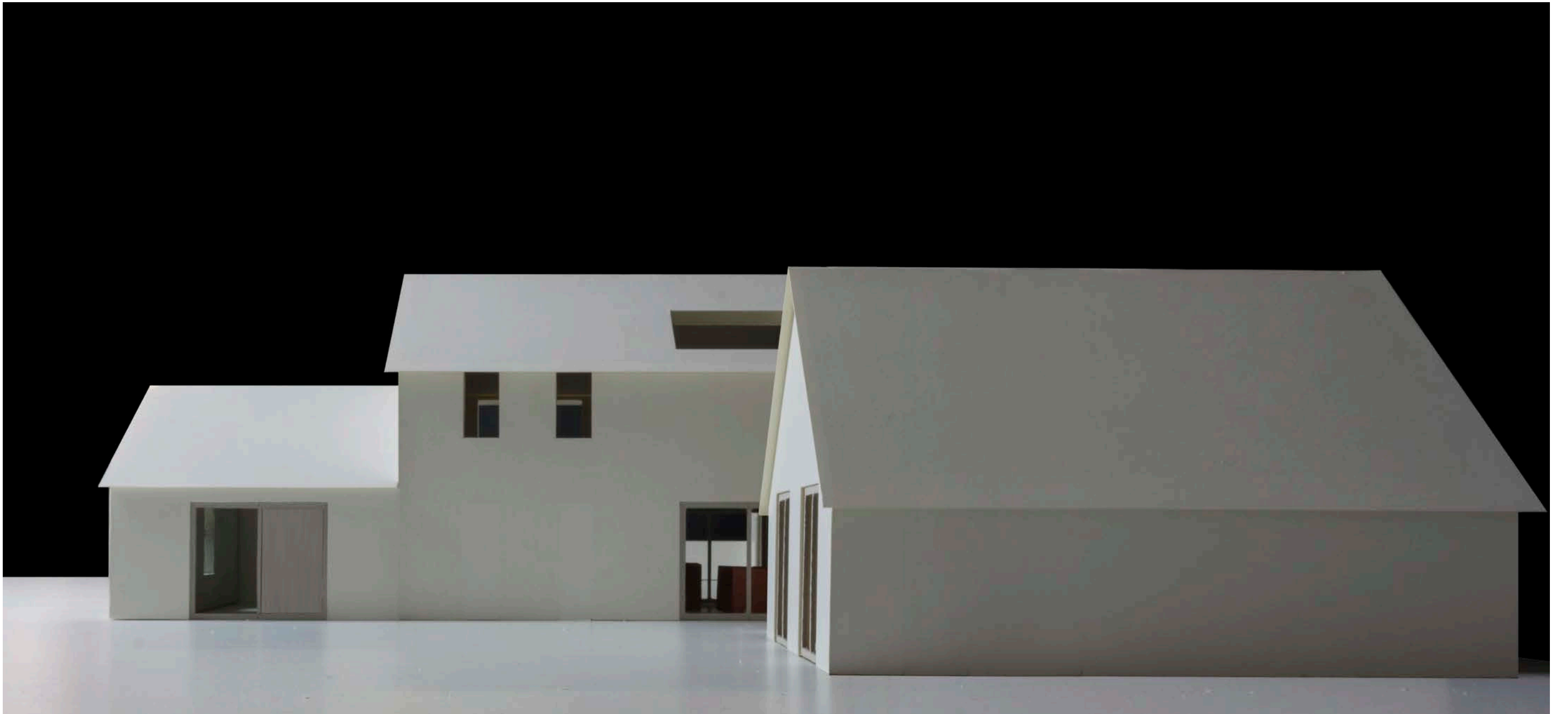
View of courtyard from west



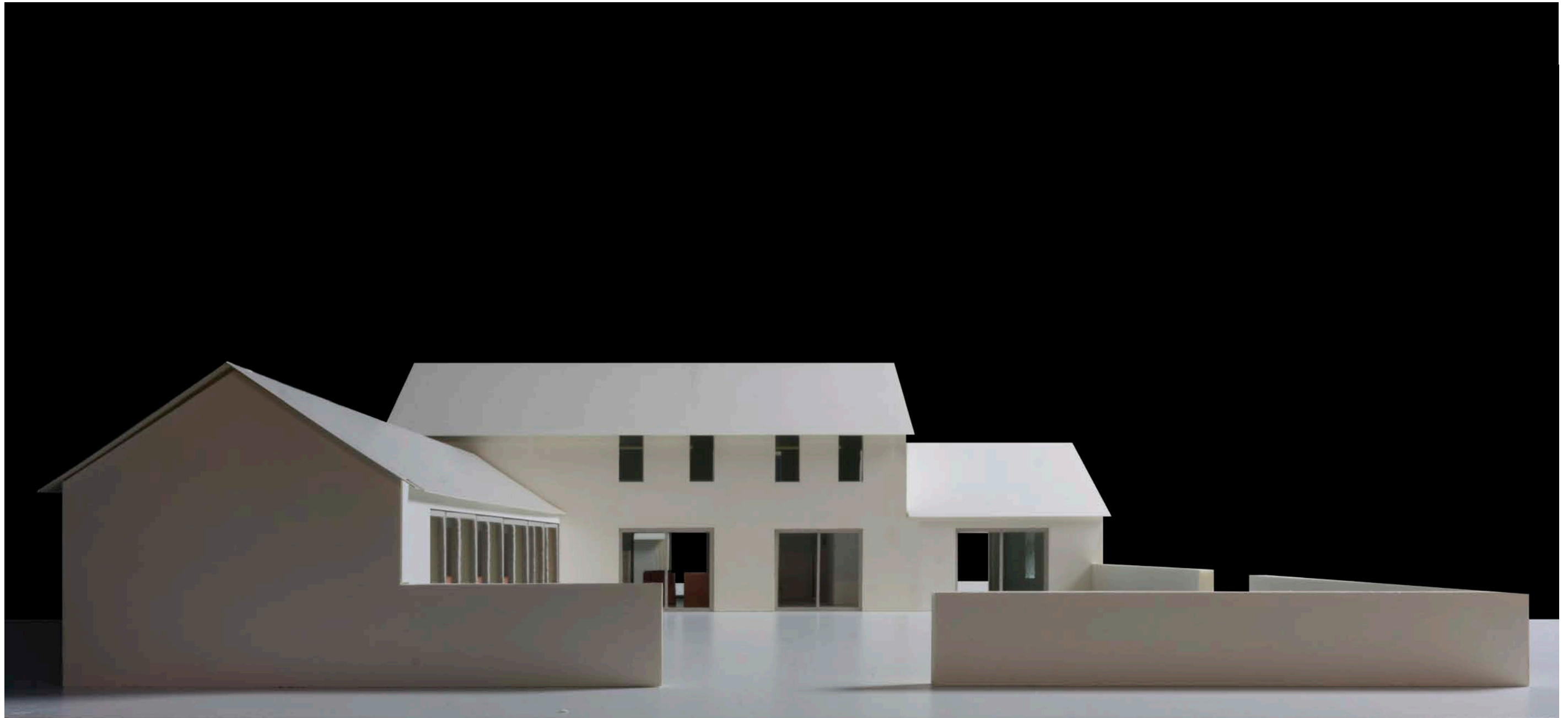
View of courtyard from south



View from south



View from East



View from west



View from North

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