

# JACKSON

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### Design & Access Statement

#### No.26 Windrush, Burford, Oxfordshire, OX18 4TT

##### General.

No.26 is a semi-detached two-storey property constructed from coursed stone, with a stone slate roof. The principle elevation is simple and plain-fronted without any porches or structures projecting beyond the original external stone walls.

The 'core' of the building is two storey, rectangular plan with a side facing gable. There is a two-storey wing to the rear that abuts perpendicular to the 'core'. To the rear there is single storey structure with a lean-to roof that infills the rear wing to the boundary.

Traditional external detailing consists of ashlar chimney stacks, sills, lintels and tabling to gables. All external doors painted timber. Windows are traditional painted flush casements units. Existing rainwater goods are painted cast iron.

The garden to No.26 is much larger than would be expected for a modest house with a footprint of 70m<sup>2</sup>. The plot area of 850 m<sup>2</sup>. There is 25 metres separating No.26 from the neighbouring boundary to the west. There is a small 15sqm stone outbuilding semi-detached to the neighbours matching building which has been converted to an annex.



*Front (south east) Elevation.*



*Side (south west) Elevation.*

##### Proposals:

We propose a single storey side extension to the south west elevation to provide a larger reception room and enlarged kitchen. The extension follows traditional forms with a simple pitched roof and gable facing the garden area to the side with smaller lean-to roofed rear extension. We propose natural Cotswold stone walls, stone sills, lintels and tabling will be detailed to match the house with a natural slate roof. The form of this extension demonstrates subservience by being set-back from the principle elevation with a reduced ridge height and eaves. No existing detailing will be lost by this addition. The visual impact of the extension is

reduced by the fact the garden is raised relative to the ground floor level, lining through with ground floor window sill level.

The current proposals are an amendment to the former approved scheme **Ref:16/00421/FUL** dated 18<sup>th</sup> May 2016. Following consultation with the National Trust, who impose a covenant on the property, the two storey rear extension and single storey garden room rear extension, have been removed from the approved scheme. The additional floor area and impact of the current proposals are therefore significantly reduced.

**Use:**

22 Windrush will remain as a single dwelling.

**Amount:**

The existing house has a floor area of 93m<sup>2</sup>. The proposed extension adds 26m<sup>2</sup> to give a total of 119m<sup>2</sup>. The addition is subservient and the cumulative total remains a modest single dwelling.

**Design:**

The proposals are traditional in detailing, scale and mass by keeping to the existing form and pallet of structural materials. We believe that the proposals have a minimal impact on the conservation area and are sympathetic to the local vernacular.

The open space to the west of the property has been identified as a valuable part of the character of the Conservation Area. The side extension measures 4.6m wide. The garden is 25m wide at this point so the intrusion into the open space is minimal. The characteristic of large spaces between the buildings with views of the open countryside between is retained.

**Previous Planning Applications:**

02/00080/FUL - Erection Of Dwelling - Validated Mon 14 Jan 2002 – Refused

02/01557/FUL – One Dwelling - Validated Wed 17 Jul 2002 – Refused

02/02803/FUL - Driveway & One Car Parking Space – Validated Mon 30 Dec 2002 – Approved.

03/00608/FUL – Erection Of Dwelling House - Validated: Mon 17 Mar 2003 – Refused.

16/00421/FUL – Two storey and single storey extensions to the side and rear – Approved 18<sup>th</sup> May 2016.

**Disabled and Wheelchair user Access:**

There is no level access to the property. Level access from road level cannot be provided as part of this application

**Parking:**

There are currently parking spaces for 4/5 cars on the existing drive. Our proposals do not affect the existing parking allocation.

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