



Design and access statement
in support of extension of window to
create doorway at Stayts Farm,
Church Westcote, OX7 6SF
on behalf of Mr and Mrs Railston.
April 2022



Location

Stayts Farm is situated in the heart of Church Westcote, a Cotswold hillside village of some 200 inhabitants

- located in Fosseridge ward
- located within a Conservation Area and an Area of Outstanding Natural Beauty
- far reaching views over the Evenlode Valley.
- a thriving community
- connected to Nether Westcote to the east
- the location is some 2.5km from the nearest principal settlement of Upper Rissington, where there are shops, cafes, schools and employment



The site

Stayts Farm is composed of three distinct elements:

- main house and gardens
L-shaped Manor and south/east facing gardens, banking down to road
- barn / outbuilding and parking yard
accessed from the highway, remaining part of original farmyard
- woodshed and rear yard
accessed via a doorway between The Close and Stayts Farm, set within a high garden wall with evidence of former lean to outbuildings here

This proposal is to lower the cill of an existing window to create a doorway to facilitate direct access to terrace, located here in blue.



South eastern gable



Frontage to road, main entrance



Juxtaposition with The Close, adjacent



Southern terrace and rear kitchen wing



Outbuilding gable



North courtyard, wood store, The Close gable



North courtyard



North western face of kitchen



Outbuilding, north western face,



Outbuilding - internal



Outbuilding south western side, parking yard



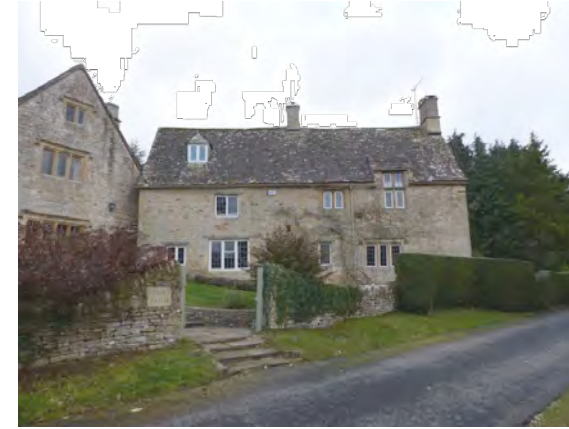
Outbuilding southern gable



Stayts Farm

Former farmhouse linked by a doorway to The Close (q.v.).
 Mid-late C17 with late C18-early C19 extension.
 Limestone rubble with dressed stone quoins.
 Stone slate roof with ashlar stacks, one repaired C20 in coursed squared and dressed limestone. 'L'-shaped plan.
 Two storeys and attic.
 Entrance front with gable projecting forwards slightly on the right.
 Four-light, double-chamfered, stone-mullioned casement with a stopped hood to the ground floor.
 Three-light metal casement within a double-chamfered surround, to the left, single light metal casement within a flat-chamfered stone surround far left.
 Three-light double-chamfered stone-mullioned casement with a stopped hood to the ground floor of the left gable end.
 Two C17 and one C20 three-light stone-mullioned casements with stopped hoods, to the first floor. Two-light stone-mullioned casement to the first floor of the left gable end and 2-light double-chamfered, stone-mullioned casement with a stopped hood to the attic.
 Single-light stairlight between the first and second floors at the centre of the facade.
 All windows with leaded panes, some with early handles.
 C20 plank door within a dressed three-centred arched surround off-centre left within a C20 gabled wooden porch with timber uprights.
 Seven pigeon holes at first floor level in the right gable end.
 Interior; spine beam and transverse beams with cushion-moulded and diamond stops.
 Inglenook fireplace with a Tudor-arched bressumer.
 Part of splat balustrade reused over an early doorway.
 Part of strapwork frieze incorporating the sunflower motif.
 Dressed stone fireplace with a moulded Tudor-arched fireplace now containing a cast-iron C19 hob grate with floral decoration.

Listing NGR: SP2194020662



The Close

Detached house, linked via a doorway to Stayts Farmhouse (q.v.).
 Coursed squared and dressed limestone.
 Stone slate roof with ashlar stacks.
 Rectangular plan with several minor lean-to and porch-like extensions at the rear.
 Two storeys and attic.
 Three-windowed facade facing the road. Single-light, 2 and 3-light, C20 metal casements with wooden lintels and a three-light double-chamfered stone-mullioned casement with a stopped hood to the ground floor.
 Raking half dormer comprising a hollow-chamfered stone-mullioned cross window within a double-chamfered surround.
 Two-light stone-mullioned casement with a double-chamfered surround and hollow-moulded mullion and a stopped hood to the left.
 Two-light C20 metal casement with a timber lintel to the left.
 Small stair light within a flat-chamfered stone surround at the centre of the facade, between the two floors.
 Small corbelled projection marking the position of the bread oven at the right gable end.
 Single-light window within a flat-chamfered surround to the first floor and a two-light stone-mullioned window with two narrow lancet-headed lights and a timber lintel to the attic.
 C20 metal casements with timber lintels at rear.
 All casements with leaded panes, some casements with early handles.
 Access via plank door to C20 gabled porch or via lean-to at rear.
 Single slate-hung dormer to left.
 Two similar dormers at rear.
 Axial and gable-end stack, the latter with a flat-chamfered skirting and moulded capping.
 Interior; spine beam to ground floor with bar and diamond stops.
 Two open fireplaces, with bressumer beams, one possibly originally Tudor arched. C17 fireplace with a dressed stone surround and moulded hood in an upstairs bedroom.
 Reputed to have once been used by a group of weavers.(V.C.H. Glos., Vol VI, p 173)

Listing NGR: SP2194020677

Listed building descriptions

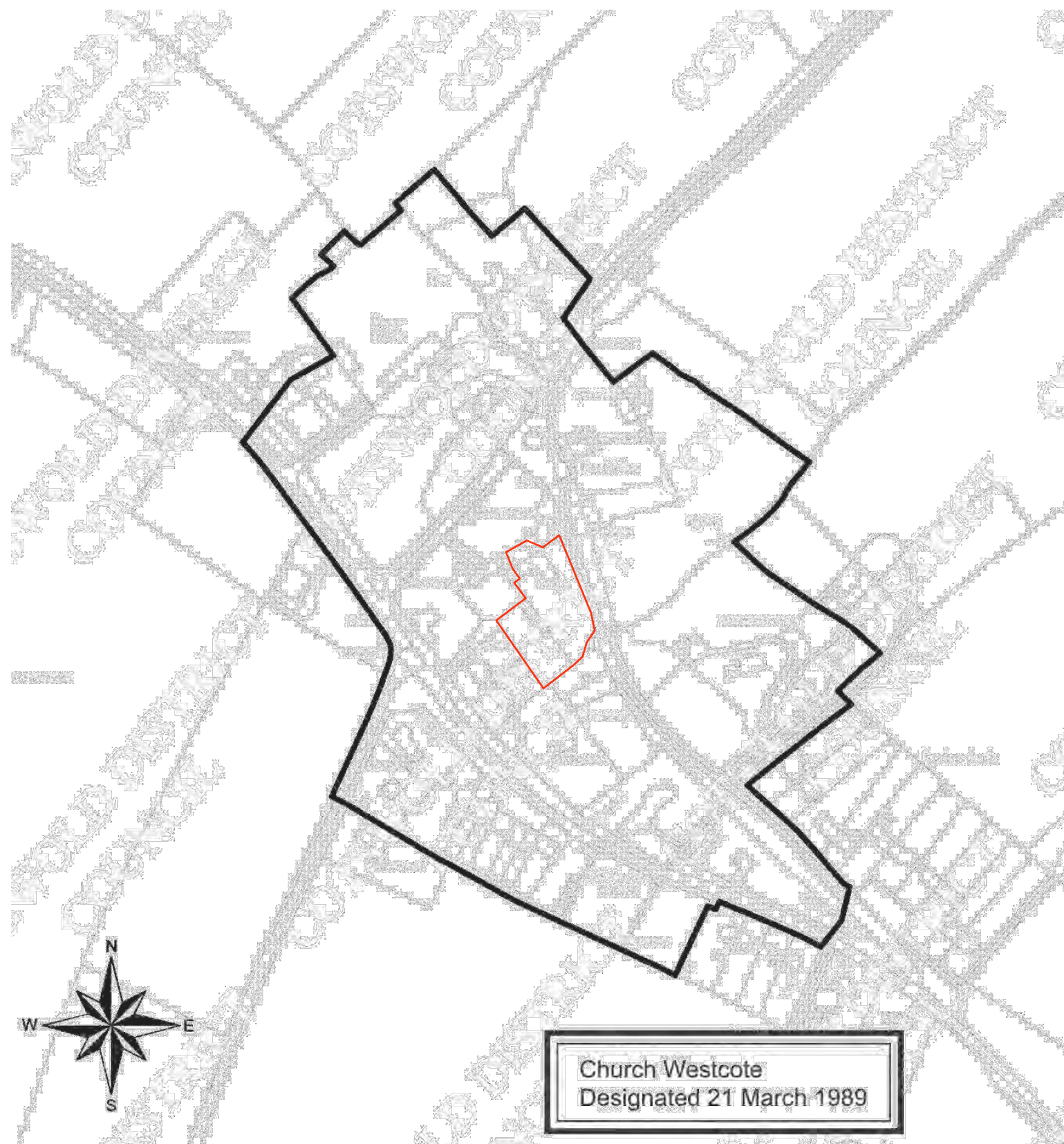
Stayts Farm sits closely beside The Close, also Grade II listed, and could be considered a grouping.

None of the proposals would affect any of the features listed here, or the interior layout.

Outbuildings are not mentioned in the listing, despite being within the curtilage.

Planning history

- [Insertion of new window](#) Ref. No: 00.02402 | Status: PER
- [Fell small Birch in front garden growing next to wall at the front of the property.](#) Ref. No: 10/01368/TCONR | Status: PER
- [Erection of a permanent agricultural worker's dwelling](#) Ref. No: 15/02706/FUL | Status: Application Refused (nb this for Staytswell Farm, wrong allocation)
- [Removal of Conifer Tree to front elevation of the property](#) Ref. No: 21/00579/TCONR | Status: No objection



Constraints

- Special Advert Control
- The Cotswolds Area of Outstanding Natural Beauty
- Church Westcote Conservation Area Policy EN11
- Little Rissington Airfield Safeguarding Area
- Oxford Kidlington Airfield Wind Turbine Development Restriction
- SA2 - Strategy Delivery Sub-area - Mid Cotswold, Local Plan 2011 to 2031

Church Westcote conservation area

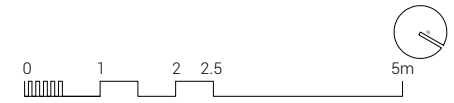
Stayts Farm sits centrally within the conservation area.

There is no conservation area appraisal for Church Westcote.



The proposal

window cill lowered to create doorway to facilitate direct access to terrace



Ground floor plan - as existing





Extension of window to create doorway

Currently, the family would need to exit the front door or side door to the north west, then walk around the house to access the south eastern facing garden.

The proposal is to drop the window cill to create a door opening, glazed and framed Crittal style metal casement windows to match the adjacent window.

0 1 2 2.5 5m



South eastern elevation - as existing



Extension of window to create doorway

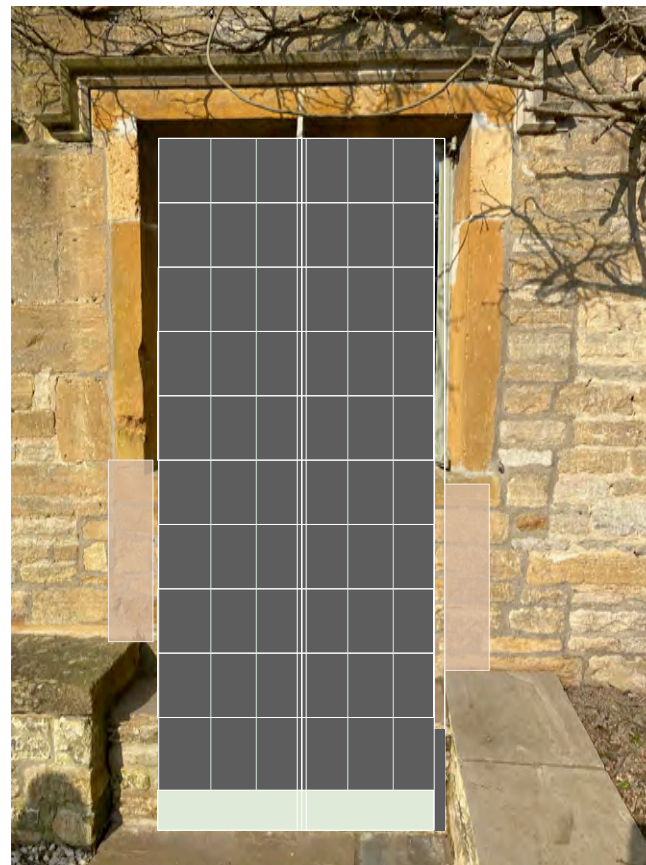
Specification:

1 no Crittal style steel W20 double door, 1120mm x 2370mm, RAL 7032, open out, 6 x 10 pane on glazing, 150mm kick panels, 5 lever mortis lock, handles and shoot bolts TBC, 6.4 laminated leaded and soldered glass panes, including slim line integrated double glazing.

Stayts Farm, Church Westcote, OX7 6SF

Planning application, April 2022

South eastern elevation - as proposed



Extension of window to create doorway

The owners would like to propose a new doorway in the position shown, which would facilitate direct access from the kitchen to the south east facing garden terrace.

Presently the access and egress to and from the house is solely through the front door and to the rear yard. Access around all sides of the house is not possible given the party wall structure with the Old Rickyard house adjacent.

There is evidence to suggest that the opening was previously a doorway, and the proposal is to replicate the metal window type and leaded module of the adjacent window.

Summary

- the proposal is a reasonable and sensitive change to facilitate increased use of outside space by a young family making their home in the village
- the proposal does not affect heritage elements in the listing
- the proposal is not visible from outside the property, from neighbours or from public roads
- the property use is to remain as a single family dwelling