

1, Bury Barn Cottages

Burford

DESIGN AND ACCESS DOCUMENT

August 2022

SINTAA

Studio Sintaa is a collection of talented architects led by Giacomo Chiarani ARB RIBA, based in Totterdown, Bristol.

Giacomo Chiarani has worked as Qualified Architect for more than 15 years both in Italy and in the UK.

The last 4 years has worked as Senior Architect at Roberts Limbrick Architects a design led company based in Gloucester and Newport.

Giacomo has contributed to the concept and design of the new Hartcliffe residential development in Bristol, where BCC, Roberts Limbrick Architects and Keepmoat worked together to create a sustainable and contemporary scheme.

Giacomo has been an Associate Lecturer at the University of Kent - School of Architecture until 2017. He focused mainly on the history of Sustainable Architecture. He was a Ph.D. candidate under the supervision of Prof. Henrik Schoenefeldt and Prof. Marialena Nikolopoulou.

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1.0 INTRODUCTION

1.1 PREFACE

This document has been compiled to support a planning application for a loft conversion and internal alterations of 1 Bury Barn Cottages. (Conservation Area)

The Design and Access Statement (D.A.S) has been written to explain the principles behind the proposal as well as summarising some of the detailed proposal and discussions that have refined the design.

This D.A.S should be read in conjunction with all the planning information that is to be submitted as part of this application.

This document is arranged into sections, starting with a review of the development context and site characteristics, followed by evolution of the design and consultation process, before moving onto the details for final proposal.



1.2 EXECUTIVE SUMMARY

This document is intended to show the site and context have informed the design process.

This document is arranged into sections, starting with a review of the development context and site characteristics, followed by evolution of the design and consultation process, before moving onto the details for final proposal.



2.0 DEVELOPMENT CONTEXT

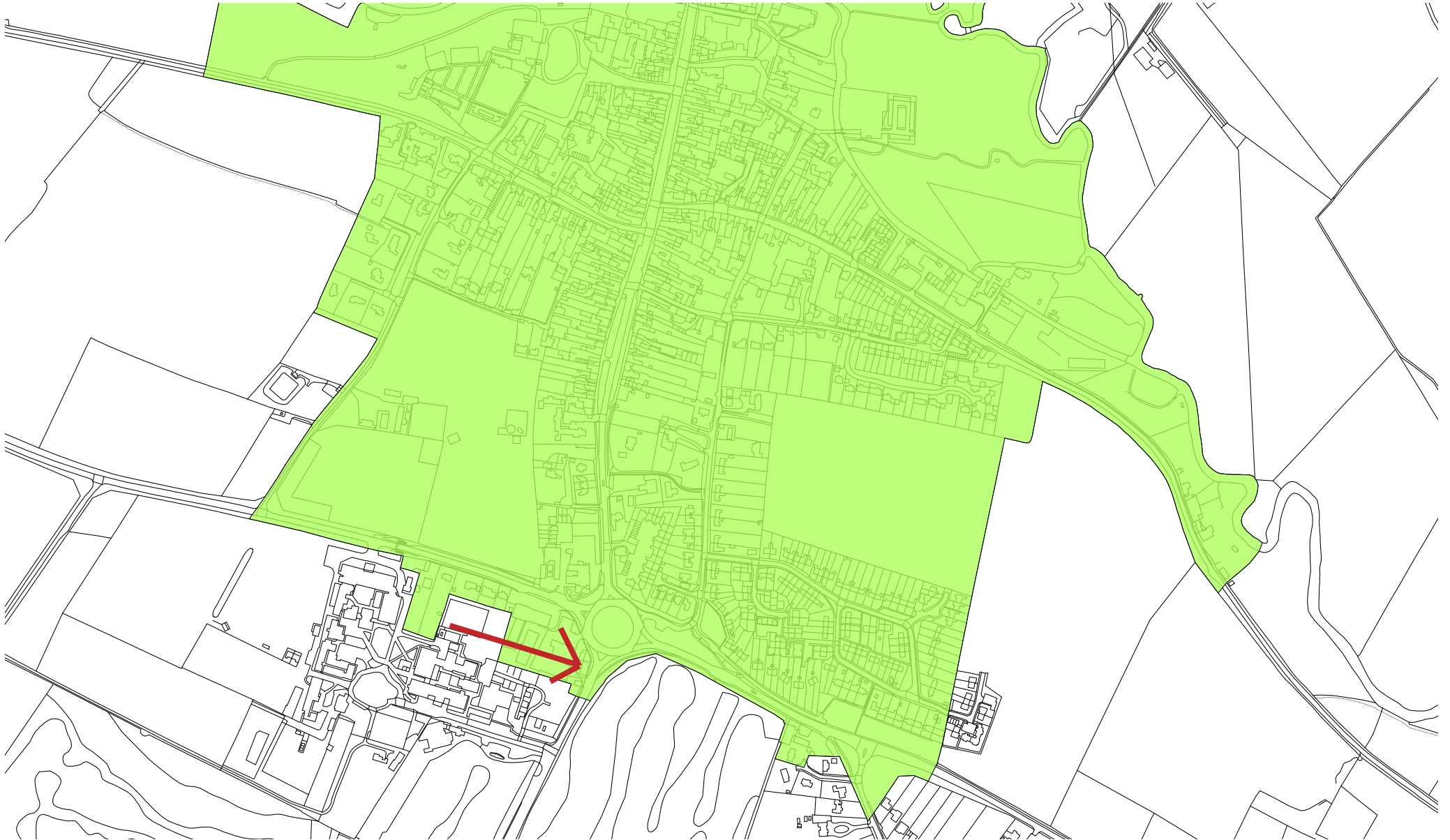
2.1 LOCATION

The site is located in Burford.

Often referred to as the 'Gateway to the Cotswold', the town was originally a fortified Anglo-Saxon ford which later grew to be an important regional crossroads and wealthy wool town



2.2 LOCAL ENVIRONMENT



Map of conservation area



Starbucks adjacent the property



Extension recently built, property adjacent



Extension built to the property adjacent



Hotel accommodation built at the end of the road.



Hotel accommodation built at the end of the road.



View of the road around the property.



View of the roundabout adjacent the property.



View of the road around the property.

2.3 HISTORIC CONTEXT



Map 1880



Map 1919

2.4 PLANNING POLICIES

OS2NEW Locating development in the right places

EH9 Historic environment

EH10 Conservation Areas

NPPF 2019

DESGUI West Oxfordshire Design Guide

The alteration and extension meet also the “Guide for Designing House Alterations and Extensions”

B9 House extensions and alterations will be permitted provided they:

- respect the form, sitting, materials, details and character of the original property and its curtilage;
- respect the characteristics of the wider area.
- would not cause unacceptable harm to the amenities of neighbouring occupiers.

The following Policies and general development standards relevant to this application enquiry are assessed primarily against BE2, BE7, BE8, NE3 & NE15 of the adopted (1996) West Oxfordshire Local Plan 2011.

Policy BE2 states:

New development should respect and improve the character and qual-

ity of its surroundings, the proposal is well designed, existing features of importance in the local environment are protected and or enhanced, the landscape surrounding the proposal is not adversely affected and most importantly that ‘in the open countryside, any appropriate development will be easily assimilated into the landscape and wherever possible, be sited close to an existing group of buildings’.

We would submit that Policy BE2 is properly addressed by the carefully considered alterations that reflect the historic importance of the cottage and preserve the most historic aspects of the building. The proposed alterations to extend and re-model the house are respectful of the existing scale, pattern and character of the cottage.

The alterations will respect the site and surrounding environment through the use of local building materials and traditional detailing that matches the existing property.

Policy BE7 states:

The special interest of all listed buildings should be preserved or enhanced. Any additions or alterations should be in scale and sympathy with the original character of the building. The use of traditional materials and building techniques will be encouraged and the imaginative use of modern materials and contemporary design will be considered in its context.

Policy NE3 states:

Development will not be permitted if it would harm the local landscape character of the District. Proposals should respect and where possible, enhance the intrinsic character, quality & distinctive features of individual landscape types.

We would submit that the special architectural, historical and environmental character of the cottage is enhanced by the preservation of the house and by the creation of a new robust, flexible and sympathetic guest house layout. The proposed accommodation and renovation utilises local materials and traditional detailing to ensure that the alterations sit

comfortably within the setting of the listed building.

Policy NE15 states:

Development that would have an adverse effect on a site supporting specially protected species will not be permitted unless damage to the ecological interest can be prevented through compliance with conditions or planning obligations.

3.0 SITE ANALYSIS

3.1 EXISTING PROPERTY

Presumably the cottage was originally divided into two separate buildings due to the double front doors and configuration of external walls between the two buildings. Presumably the lower building once was a cart-shed before to be integrated to the main house.

The elevations show coursed rubble, slate roof, coped verges, casement windows with keystones with dormer windows

The cottages had some alterations internally and externally and a number of details are not original but they are modern additions to the original settings.



ON SECTION DD - SCALE 1:50



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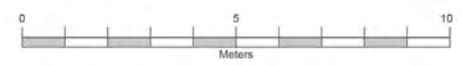
All dimension should be verified on site before proceeding with the work.
All dimension are in millimeters.

rev.	date	description
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SIDE YARD

EXISTING SITE PLAN - SCALE 1:100



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PROJECT
Division of the property with loft conversion and internal and external alterations
1, Bury Barn Cottages, OX18 4JF

CLIENT
Stone Barns Properties Ltd.

DRAWING
Existing Site Plan

STATUS
PLANNING

SCALE
A3@1:100

DATE
17/06/2021

PROJECT DRG. NO REV.
2029 PL02 A

AUTHOR
EV

Existing Ground floor plan



Photo front elevation cottage



Photo side elevation cottage



Detail dormer window cottage

The french door has been
Inserted recently, where before
there was the original window

The window has been
Inserted recently, where before
there was the original french
door.



Photo barn roof

The window has been
blocked up around boiler flue



Cottage's window blocked up around boiler's flue

3.2 CONTEXT

The cottage is surrounded by higher buildings and by the main road. Therefore the alterations are not impacting at all any other properties.





The site has no issue with flooding and it doesn't follow in any risk area as shown in the map,





Flood map for planning

Your reference
Cottage
 Location (easting/northing)
425039/211632
 Scale
1:2500
 Created
21 Aug 2022 17:38

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



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4.0 PROPOSAL

4.1 DESIGN DEVELOPMENT

4.1 Overview

The design team undertook a detailed analysis of the existing context and site in terms of form, symmetry and visual balance.

While comprising a simple collection of similar architectural style and form, it was acknowledged that the existing cottages had a sense of order and place with a simple palette of materials, colours and composition. It was acknowledged that the proposed alterations must sit subservient to the principal composition and retain a sense of visual balance in terms of colour and proportion.

The design team set a simple set of design criteria which could be listed as follow:

- *The design should not compete or seek to dominate the existing context.*
- *The detail should be clean and unfussy, allowing the existing buildings to retain its place as central composition.*
- *The extension should adopt principles of sustainable architecture.*



SCALE

The proposals for alterations and additions ensure that the historic core of the house is respected and the significance of this heritage asset is preserved. The proposals enhance the internal and external use.

The house is greatly improved visually whilst retaining the distinctiveness of the original house.



FRONT ELEVATION SECTION DD - SCALE 1:50



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PROJECT
Division of the property with full conversion and internal and external alterations
1. Bury Barn Cottages, OX10 4JF

CLIENT
Stone Barns Properties Ltd.

DRAWING
Proposed Front Elevation

STATUS
PLANNING

SCALE
1:50
DATE
05/08/2022
PROJECT
2056
DRG. NO.
PL30
REV.
EV
-



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PROJECT

Division of the property
with loft conversion and
internal and external
alterations

1, Bury Barn Cottages,
OX18 4JF

CLIENT

Stone Barns Properties
Ltd.

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SIDE ELEVATION - SCALE 1:50



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PROJECT
Division of the property with loft conversion and internal and external alterations
1, Bury Barn Cottages, OX18 4JF

CLIENT
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DRAWING
Proposed Side Elevation

STATUS
PLANNING

SCALE
A3@1:50

DATE 07/08/2022 **AUTHOR** EV

PROJECT 2050 **DRG. NO** PL32 **REV.** -

4.2 MATERIALS

All the proposed materials will match with the existing materials of the cottages.



Example of typical Cotswold door with stone wall and timber french door



Example of typical Cotswold dormer with stone wall and timber casement window

5.0 SUSTAINABLE DESIGN

5.1 General Principles.

The proposal boasts significant environmental sustainability credentials, not only from its location but also due to its architectural design.

The aspiration is to develop a high quality, sustainable design and minimise carbon use.

Obviously a key requirement has been to refurbish a building that will minimise energy use and running costs in the first instance by maximising natural energy resources and during the detailed design stage further consideration will be given to ensure the efficiency of the building envelope is maximised and construction technologies with low embodied energy materials and highly rated green-guide materials are utilised, as well as exploring options for efficient energy services.

Some of the elements which will need to be considered in detail are as follows:

- High standards of thermal insulation (90mm) and air tightness;

The use of energy can be significantly reduced through maximising natural or renewable energy and by ensuring high performance in the building fabric.

The existing solid wall structure makes it easier to achieve a highly sealed building envelope with simpler junctions and less thermal movement.

5.2 Waste minimisation

It is key that we ensure finite resources are used responsibly by minimising waste, maximising recycling opportunities and by promoting the use of materials with less environmental impact.

Waste Minimisation will be considered in all stages of the development, from construction through to demolition. Some of the measures at all stages have been listed below.

- Use of materials that could be recycled in the future including stone, masonry, glass and aluminium.
- Standard components and opening sizes used where possible to minimise off cuts and wastage.
- High quality robust materials used to minimise need for future replacement and future waste.
- Promote responsibly sourced, low embodied energy and local sourced components where

possible to minimise environmental impact and wasted energy use in manufacture and transport.

The site has excellent sustainability credentials in terms of its location and proximity to local facilities and services.

The design has been developed to save energy and reduce CO2 emissions through a well-planned layout of living spaces giving dual aspect with efficient service circulation. High levels of insulation will be used in the floors, walls and roof; detailing at the external envelope will minimise cold bridging and provide airtightness; and low-e glazing will be used in the windows.

The proposed dwelling features solar PV panels on its roof, resulting in a greater than 20% reduction in energy consumption compared with baseline levels. This represents a significant benefit of the proposal.

THANK YOU!

If you have any question
please contact us:

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