

APH Associates Ltd

(Andrew P. Hackling A.C.I.O.B.)

Planning & Architectural Consultant

Building Design

Building Surveyor

Glebe House
Bampton Road
Curbridge
Witney,
Oxon.OX29 7PD
Tel: 01993 775889

E:mail: aphackling@hotmail.co.uk

HERITAGE STATEMENT

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT	
Name and address of proposed development site	Sandford House, Bampton, Oxon, OX18 2ND
List Description	Sandford House is a Grade II Listed Building. List Description below in Appendix A
Proposed Development of Work	Proposed alterations, re-built walls and raised roof to detached workshop/garage
Consultation	No consultation with English Heritage or specialist consultants have taken place.
DESIGN COMPONENTS	
Layout	The proposed layout was designed to meet the clients requirements without increasing the existing footprint.. It is intended not to affect the original Listed House.
Scale	The scale of the existing single storey pitched roof workshop/garage sits comfortably in this location.
Appearance	The proposed new materials will match the existing with natural stone walls, Natural Spanish Blue Slates to the roof, timber windows and doors, cast iron rainwater goods.
HISTORIC BUILDING CONSERVATION ISSUES	
Historic and special architectural importance of the building.	Sandford House is a Grade II Listed Building and is situated on the west side of Bampton

	and south of the Church. All the existing features will be maintained together with the existing historic fabric
Setting	Sandford House lies to the south side of Bampton Church which is in a Conservation Area. Bampton contains a good number of Listed buildings, which have been altered or extended over the years.
Photos	None Available
History	The history of Sandford House is indicated below in Appendix A
ACCESS COMPONENTS	
Technical advice	No technical advice has been given regarding access
Degree of Access	The existing workshop/garage has a level access
Future Access Requirements	The design does not take into account any future alterations if access requirements change.
Emergency Access	The site is easily accessible for emergency vehicles and services.

Appendix A

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1053540

Date first listed:

04-May-1989

Statutory Address:

SANDFORDS HOUSE, SANDFORDS

SP3003-3103 BAMPTON SANDFORDS

13/111 Sandfords House

II House. Circa 1800. Coursed rubble limestone with stone slate roof and flanking brick chimneys. 2 storeys, 3 bays. Boxed sash windows with wooden lintels, 4-light to ground floor, 3-light to first floor. Central flush-panelled door

in C20 gabled timber porch. To right is a lower 2-storey bay with 4-pane sash over former cartway. Cartway has been infilled and now has 3-light wooden casement, 6-panelled top-lit door and C20 board door. Doors share lean-to C20 porch with corrugated iron roof. Rear has central stair window, later casements, and blocked arch over cartway.

Listing NGR: SP3125903215

Justification

The proposals are all to the rear of the property in an enclosed courtyard detached from the main dwelling, which is not visible from the road. The existing Workshop/garage is not Listed, but is within the curtilage of a Listed Building.

It is intended to re-build and partly raise the external stone walls and construct a new pitched roof over the existing workshop/garage. The roof will be covered with natural Spanish blue slates.

The existing workshop/garage is ancillary to Sandford House and is intended for use by the owners of the property.

The existing stone wall does not have any historical interest but was found to be defective and unsafe with loose and bulging stonework when the roof was removed, and therefore was re-built using existing stone from demolition bedded and pointed in gauged mortar, with wall insulation and block inner skin. The existing roof structure is inadequate to receive a blue slated roof, hence the reason for replacement, and the proposed pitch will match other houses in close proximity.

It is not intended to affect the house.

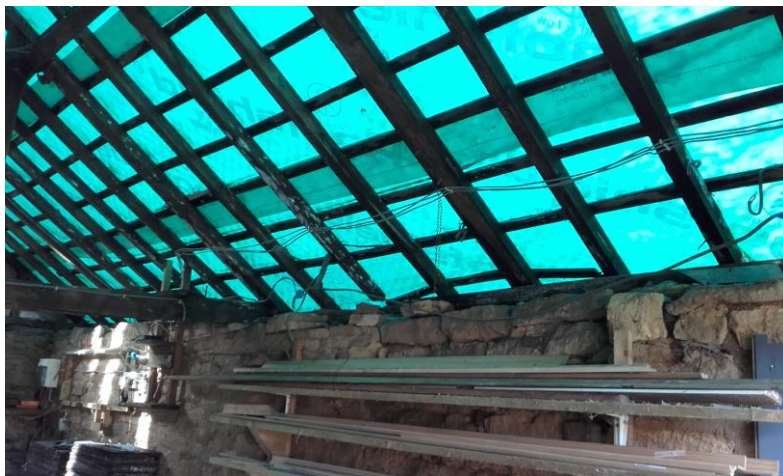
Photos



Existing East Elevation



Existing South East Elevation



Existing Internal view of north side



Current view of south elevation



Current View of East Elevation



Sample Panel of stone walling and pointing