

Planning Supporting Statement

For a
Garage Conversion
at
Freshfield,
Church Westcote,
Chipping Norton
Oxon
OX7 6SF

Introduction

This statement has been prepared as part of a Householder Planning Application to create an extension to the above property. This statement describes the existing building, street scene, overall aims of the project and the design. It should be read in conjunction with:

- Heritage and Conservation Statement
- Location map
- JCB-21-01 Ground Floor Plan
- JCB-21-02 North and South Elevations
- JCB-21-03 Block Plans
- JCB-21-04 Loft Floor Plan

Site Assessment

Freshfield is located centrally of the small village of Church Westcote, within the village's conservation area and inside the Cotswold Area of Outstanding Natural Beauty. It is part of a small grouping 1960's or 1970's similar styled houses, with Bradstone walls, reconstituted stone roof tiles, window surrounds and lintels. The windows are the original leaded lights inside metal casements. The ground levels are similar to those of the neighbouring properties, any gentle natural slope notwithstanding. There are no significant trees or other landscape features within the site boundary. The house has had no previous extensions added. The garage has had the original front entrance partially blocked up with a modern Upvc white door to provide access to a workshop with room over.

Plate 1



Reason for the Proposal

The applicants purchased the house with the garage previously converted and now wish to further convert it to increase the existing kitchen area. This would include bringing the front open loggia area to create an enlarged kitchen. They also wish to convert the loft space into habitable space too. They have a growing young family that have come to an age where some privacy is preferred. One of the applicants now works primarily from home and requires a quiet working environment. The frontal aspect is not very appealing on the right hand side due to the poor choice of materials chosen for the previous garage conversion. The proposals will provide a harmonious architectural feature that will provide a diverse facade yet it will also share the important external qualities of the building as a whole. A primary aim has been to make the proposal be sympathetic to and integrate with the existing building and site context.

Amount

The footprint of the building will be unchanged by the proposals. The floor area of the loggia to be enclosed is 2.6m², the existing house, converted garage with room over is 148.0m², the proposed loft conversion 31.9 m². The increase in the floor area means that the additions are very modest. The combined totals is similar to other dwellings in the nearby vicinity.

Layout

The proposed location and orientation are fixed by position of the original house. There are no changes in spaces between neighbouring buildings, or alterations of level. The windows would not overlook any neighbouring properties gardens, views from these windows would be the same as those from the original house.

Scale

There is no increase in scale of the original building. Footprint and height remains as first constructed.

Appearance of the Development

The proposed replacement of the poorly converted garage and to incorporate the loggia into the kitchen did raise a predicament of how to face the new walls. It was decided that new, or even reclaimed Bradstone would not blend in correctly with the original house. An alternative was required. As the house is within a conservation area and an AONB, a more traditional solution was sought. A low plinth wall is to be constructed using the reclaimed Bradstone from the small amount of demolition that is necessary. Over this lead dressing is placed under a green oak frame with 6" across the face. The draw (or tennon) pegs that are used in the traditional construction method are to be cut proud of the oak frame face. Between the oak frame, render is to be applied and painted off white to resemble a traditional lime finish. The windows are to be metal framed with leaded lights to match the existing. In the loft, rooflights are proposed.

Ecology and Landscape

There would be no changes to the currently existing boundary walls, fences, trees and overall garden layout.

Environment Strategy

The proposals consider the environment and maintain a low energy approach, maximising natural light, incorporating insulation by minimising energy consumption and increasing the energy efficiency of the building fabric where possible, without affecting the historic character.

Foul drainage and storm water disposal is unaltered.

Access

There would be no changes to the access.