

# Heritage Statement

## Design and Access Statement

### *Name and Address of proposed development site:*

The Courtyard  
30 Lower High Street  
Burford  
Oxfordshire  
OX18 4RR

### *Development site is:*

- A Grade II Listed Building
- Within a Conservation Area

### *Relevant Planning history:*

30 Lower High Street is believed to be built on the site of the old Smithy. Please see attached OS Maps dated 1875 and 1899.

### *List Entry Description:*

The property lies in the Conservation Area and AONB and is Grade II Listed. Although the property is not on the Listing register, the property sits within the curtilage of adjoining buildings which are listed, these comprise of: No 32 (Garage 7/120 Cottage), No 30 (Garage 12.9.55) and No 28 (Forest's Outfitters). Previously listed as House and Garage premises adjoining "The Bear Inn" to the North.

Heritage Category	Listed
Grade	II
List Entry	1224241
Date First Listed	12 Sept 1955
Date of most recent amend	1 March 1990

Stat Address 1: Forest's Outfitters, 28 High Street  
Stat Address 2: Garage Cottage, 32 High Street  
Stat Address 3: The Garage, 30 High Street

### ***The Significance of the Heritage Asset:***

30 Lower High Street is a period cottage built some 20 years ago with low ceilings and constructed in local squared and coursed stone with a traditional slated roof, timber painted windows and black cast iron gutters.

### ***Proposed Works:***

The area lends itself to the introduction of a timber painted, glazed conservatory with roof light which will be subservient to the cottage being constructed using local matching coursed and squared natural stone to all external elevations in keeping with the existing property. The full height boundary wall is to be constructed in part using blockwork with the top part and the visible part being in local stone and finished with a double weathered coping. The doors and windows will be constructed using Grade I Sapele hardwood, with high performance double glazing. The roof lantern will also be constructed using Grade I Sapele Hardwood roof rafters with external powder coated grey aluminium cappings, with a flat roof perimeter constructed using grey resin finish flat roof finish laid to falls.

It is planned to fit an Air Heat Source pump at the far end of the building behind a full height end stone wall in order to hide this piece of equipment as much as possible.

### ***Setting:***

Due consideration has been given to the overall setting of the building in the conservatory design in size and mass to give the most aesthetically pleasing look and by adding traditional painted joinery in a historic green. We have also given due consideration to privacy without it being overbearing.

### ***The Impact of the Proposed Development Works:***

The introduction of a conservatory design has caused minimal impact to the existing cottage and we are only looking to increase the width of the existing narrow doors to allow better pedestrian flow between the new conservatory and the existing lounge area.

## ***Conserve, Enhance and Mitigate***

We have only covered part of the existing rear of the Cottage so that the existing stone coins can still be seen externally.

### ***Application for demolition:***

Not required.

### ***Relevant Policy and Legislation:***

The application complies with current legislation and guidance.

## ***Landscaping***

The extension will include some minor landscaping alteration of the rear garden but will not require the removal of any trees. Additionally, there will be some soft landscape which will be required post completion of the installation.

## ***Access***

The Courtyard is situated in the heart of the historic Cotswold town of Burford, often cited as 'The Gateway to the Cotswolds'. Burford is set above the River Windrush in a Conservation Area and sits within the Cotswolds Area of Outstanding Natural Beauty. There is an excellent range of local shops and amenities. The courtyard garden can be approached via a paved passageway off the high street leading to double timber front gates into a private paved patio. The proposed new conservatory is to be at the rear of the building.

## ***Use***

The development proposed is a single storey conservatory that will be used for residential purposes; it will provide additional ground floor living/work space which is important as both Mr and Mrs Johnston now both work from home.

### ***Other Information:***

Please see attached specification of the proposed conservatory

# **FOXFURD SPECIFICATION**

The principal material of construction of the lantern and frames will be class 1 hardwood originating from certified renewable sources. All hardwood is 'Sapele' a grade one slow grown West African Mahogany which machines well, is durable and has good paint adhesion properties. It is therefore ideally suited for painted exterior joinery.

## **GLAZED ROOF**

- The roof pitch is set at 20 degrees.
- The roof is constructed from moulded rafters, hips and profiled wall-plates. The arrangement of the rafters is as shown in the attached drawings.
- The roof ventilation is provided by 1 No electric ventilator, operated via a wall-mounted rocker switch.

## **FLAT ROOF**

- Surrounding the glazed roof there is an area of insulated flat roof. This features a standard slight incline of 1 in 80. The flat roof construction consists of treated redwood joists, premium-brand high-performance insulation, firing pieces and OSB 3 boards or similar.
- The glazed lanterns and flat areas are supported on high-performance glue-laminated timber beams and treated softwood trimmers.
- Externally the flat-roofed area is sealed with layers of fibreglass with a final resin finish.

## **EXTERNAL RAINWATER GOODS (Gutters and downpipes)**

- The flat-roofed area drains into black cast aluminium hoppers via hidden outlets through corniced fascia.
- Rainwater is discharged by two round-section black cast aluminium down-pipes to adjacent drainage positions.

## **WALL FRAMING (Doors and windows plus frame assembly)**

- The doors and wall frames are constructed from flush fitting traditionally-moulded sections with rebated jambs, head rails, and thresholds.
- The door and window leaves are to be plain as shown and all these doors/casements and are to be factory glazed.
- A generous medium-density window board boards are fitted internally, capping the masonry base wall.
- In-line scribing panels form the abutment of the wall-frame with the adjacent masonry elevations.

## GLAZING (all to current British Safety Standards)

- The glazed roof pitches are dual-sealed, double-glazing units, comprising two leaves of 4mm clear toughened safety glass and a 20mm argon-filled cavity. They include neutral low-emissivity heat-reflective glass to the cavity face of the inner leaf, and solar control clear and self-cleaning glazing to the outer leaf, plus a warm edge spacer bar, giving a thermal U-value of 1.1 W/m<sup>2</sup>K.
- The wall-frames are dual-sealed double-glazing units, comprising two leaves of 4mm clear toughened safety glass and a 20mm argon-filled cavity. They include neutral low-emissivity heat-reflective glass to the cavity face of the inner leaf, and a warm edge spacer bar, giving a thermal U-value of 1.4 W/m<sup>2</sup>K.
- Doors and windows operate on an externally beaded dry-glaze system to take 28mm double-glazed units. All glass is mounted on security glazing tape and has concealed ventilation and drainage to ensure long term glazing life.

## IRONMONGERY

- The windows feature 2No opening sashes, which are top-hung as shown. They feature multi-point locking systems and locking handles, and the casement is hung on stainless steel anti-jemmy hinges.
- There are 1No set of fully glazed double-glazed doors and half panels. The door leaves have multi-point locking systems, locking handles and are hung on fully adjustable hinges for ultimate performance.
- All door and window furniture is to be black.

## FINISHES AND PREPARATIONS

- All glazed roof pitches are pre-finished externally. The roof double-glazing units are secured with pre-finished powder-coated aluminium cappings.
- The interior and exterior colour finish is to be the same (colour matched to Farrow and Ball “Bone”).
- The flat-roofed area is finished in dark grey gel resin.
- Code 4 lead is applied to the top of the fascia and into the walls to give a good weathering seal.

# **BUILDING WORKS SPECIFICATION**

## SITE PREPARATION

- We have not allowed for any demolition.
- We have noted that the restrictive width into the site is 2400mm.

## GROUNDWORKS & WALLING & ROOFING

- Construct new full height boundary wall in blockwork with the top part that will be seen by the neighbour being in local stone and finished with a double weathered coping.
- Build dwarf walls in local stone externally to a height as shown in our drawings and internal walls to be built in blockwork.
- The drop to ground-level from the proposed orangery floor-level is 150mm.
- Rebuild the low dry-stone wall as required and extend the existing flagging as shown. We have not allowed for any other flagging.
- Allow for 2No new gullies which are to be connected into the existing drainage system.

## PLASTERING & OPENINGS

- All internal surfaces of the new orangery will be plastered to include the rear internal wall.
- Remove the existing internal double doors, add new lintel in order to increase the opening to 1800mm and make good to the opening.
- Internally the ceilings and side-checks will be plaster-boarded and skimmed.

## ELECTRICAL & PLUMBING

- Allow to supply and fit 12No low voltage down-lighters to the underside of the flat roof including 1No dimmer-switch.
- Supply and fit 4No double sockets in white to the walls.
- The electric roof ventilator is to be wired and commissioned to a rocker switch.
- Wet under-floor heating supplied and fitted onto reflector boards (based on a floor area of 16m<sup>2</sup>)

## FINISHES AND PREPARATIONS

- Supply and fit a tiled floor.
- Supply and fit 100mm torus painted skirting boards to the walls.
- Paint newly plastered walls with two coats of commercial emulsion. No allowance has been for painting the lounge area. If handmade paints are required such as Farrow and Ball these should be purchased by the customer.