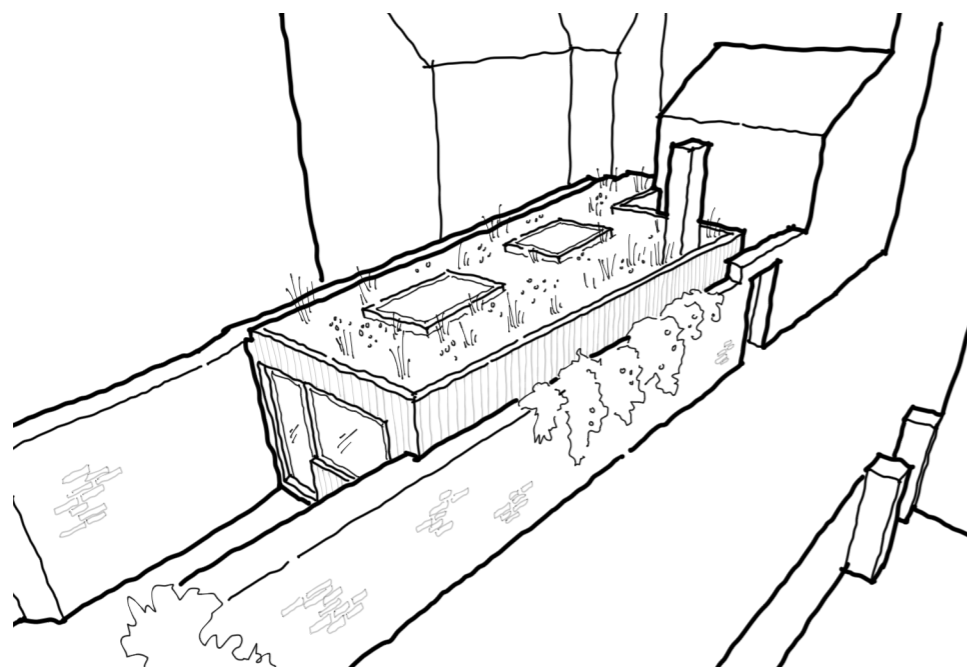


13A Hight Street

Ben and Elizabeth Field
13A High Street
Eynsham
Witney
Oxfordshire

Design & Access Statement

May 2023



1.0 Introduction:

This statement accompanies the planning application for the renovations and alterations of the existing dwelling at 13a High Street, Eynsham.

The focus of this project is the refurbishment of the existing single storey section of the property, which is a 20th century addition, along with the replacement of windows in main facade.

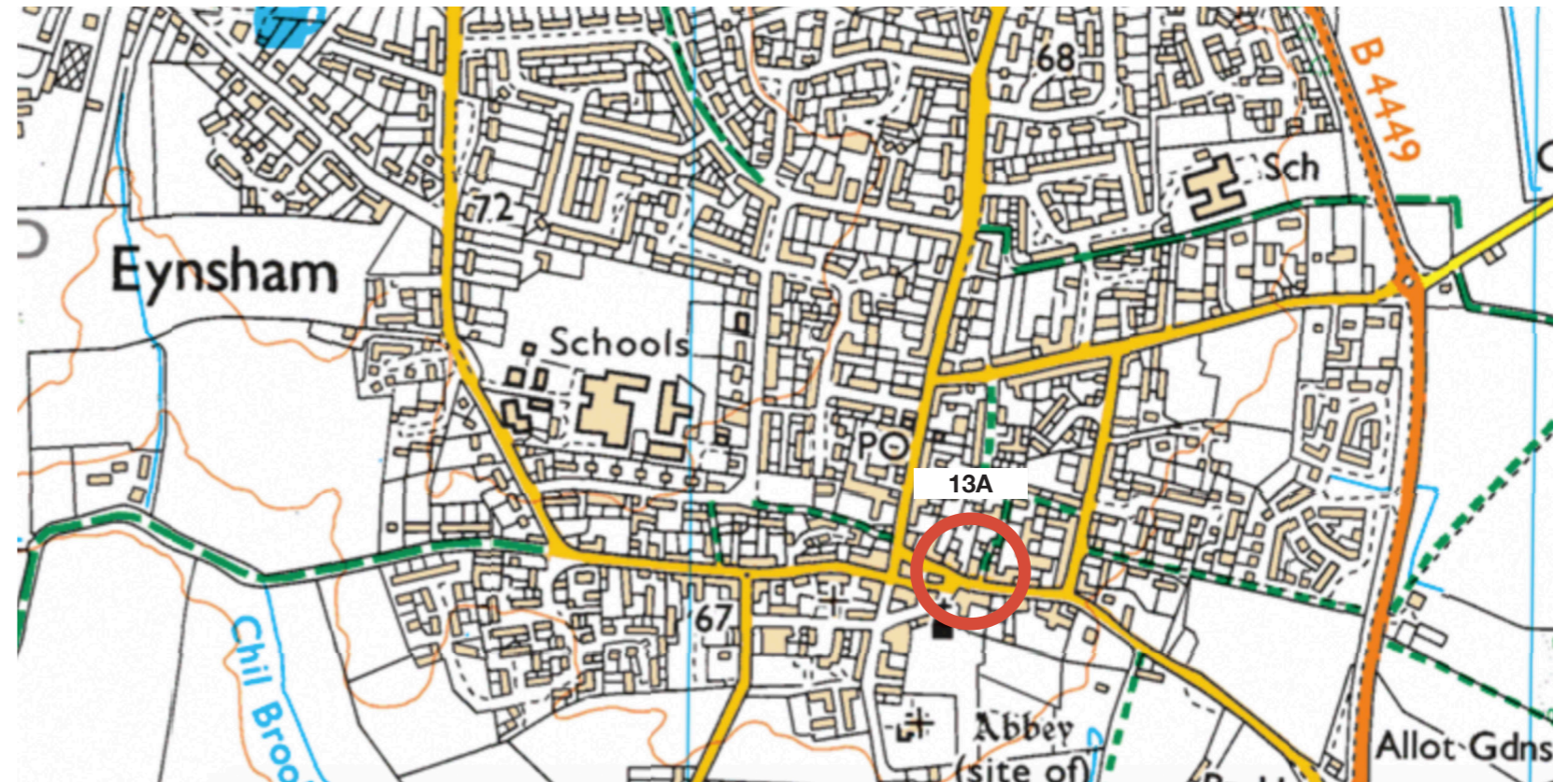
The existing building fabric of the single storey rear wing is at the end of its life cycle. With water ingress/damage and low insulation levels making it increasingly unsuitable for habitation.

The proposal seeks to refurbish the rear wing and make it fit for modern living, incorporating a design that is respectful of its infill position in the conservation area.

The form of the building is not changed.

The external character will be improved, whilst the majority of the construction is hidden externally by existing walls which remain unchanged.

This statement documents the key elements of this proposal in terms of design and access.



OS Map



Satellite

13A High Street, Eynsham, Oxfordshire

2.0 Existing building

The existing property is split into two sections.

High Street:

Bedrooms and current living room are above the commercial unit on the High Street occupying the first and second floors of the original house.

Repair works are planned to the roof and render with the windows also indeed of replacement.

Garden Building:

A C20 single storey extension, housing kitchen, dining and storage at ground level, opening onto the garden. It is thought that this may have replaced an older workshop or ancillary building and sits between two stone boundary walls.

The masonry building walls rise above the boundary walls and are finished in cement render where exposed.

The garden wing has a flat roof construction, which spans between two existing stone walls. The roof is not of the highest quality with minimal fall directed along the long length of the building resulting in pooling and ingress.

Part of the single storey element has been abandoned to storage and currently separated off from the rest of the living space, creating a long dark corridor linking the kitchen to the rest of the house.

Entrance to 13a is via a jointly owned courtyard, which also provides rear access to the commercial unit.



Existing South Elevation (Street side)



Single storey building at rear (garden building)

3.0 Proposed changes

3.1 Proposed alterations:

Fabric upgrade:

The single storey section of the property will be thermally upgraded to maximise insulation and minimise heat loss.

Replacement roof construction with good levels of insulation, coupled with new internal insulation on the walls.

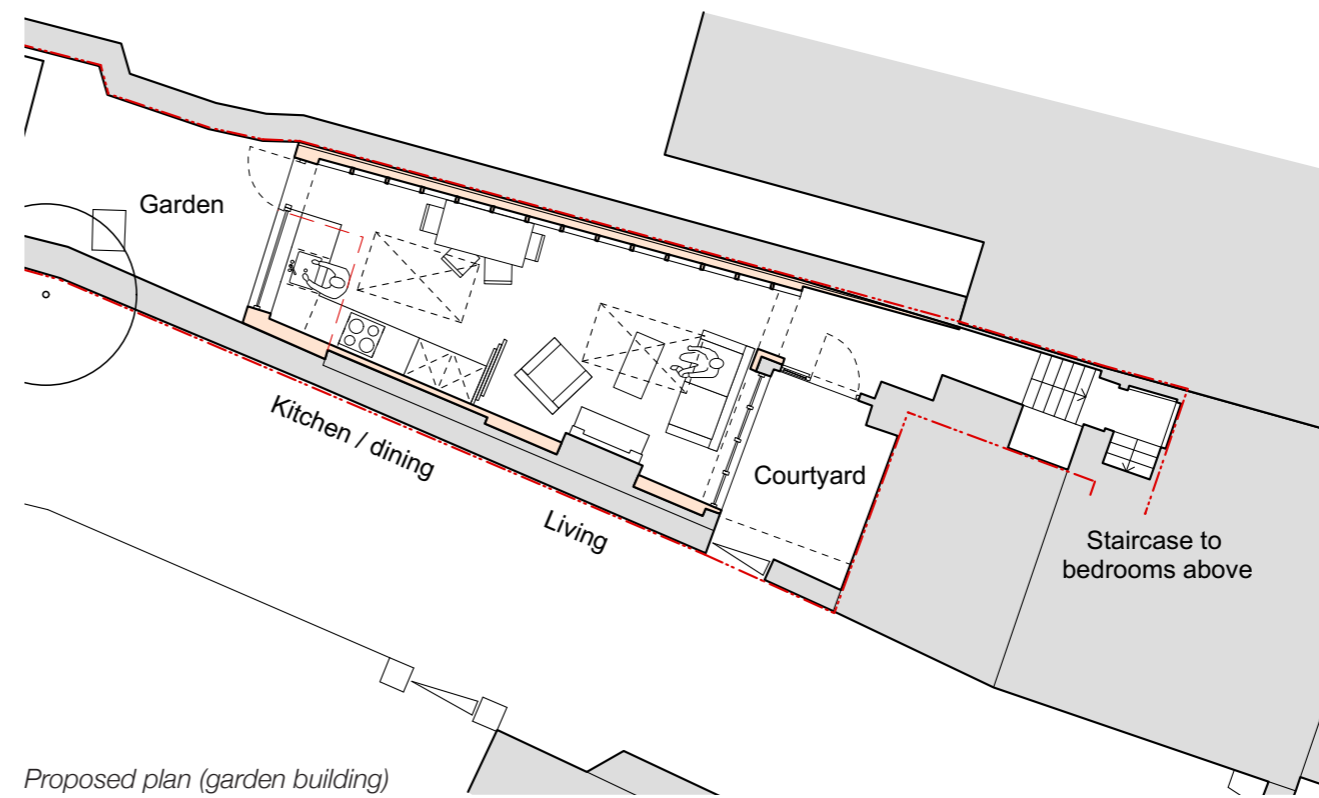
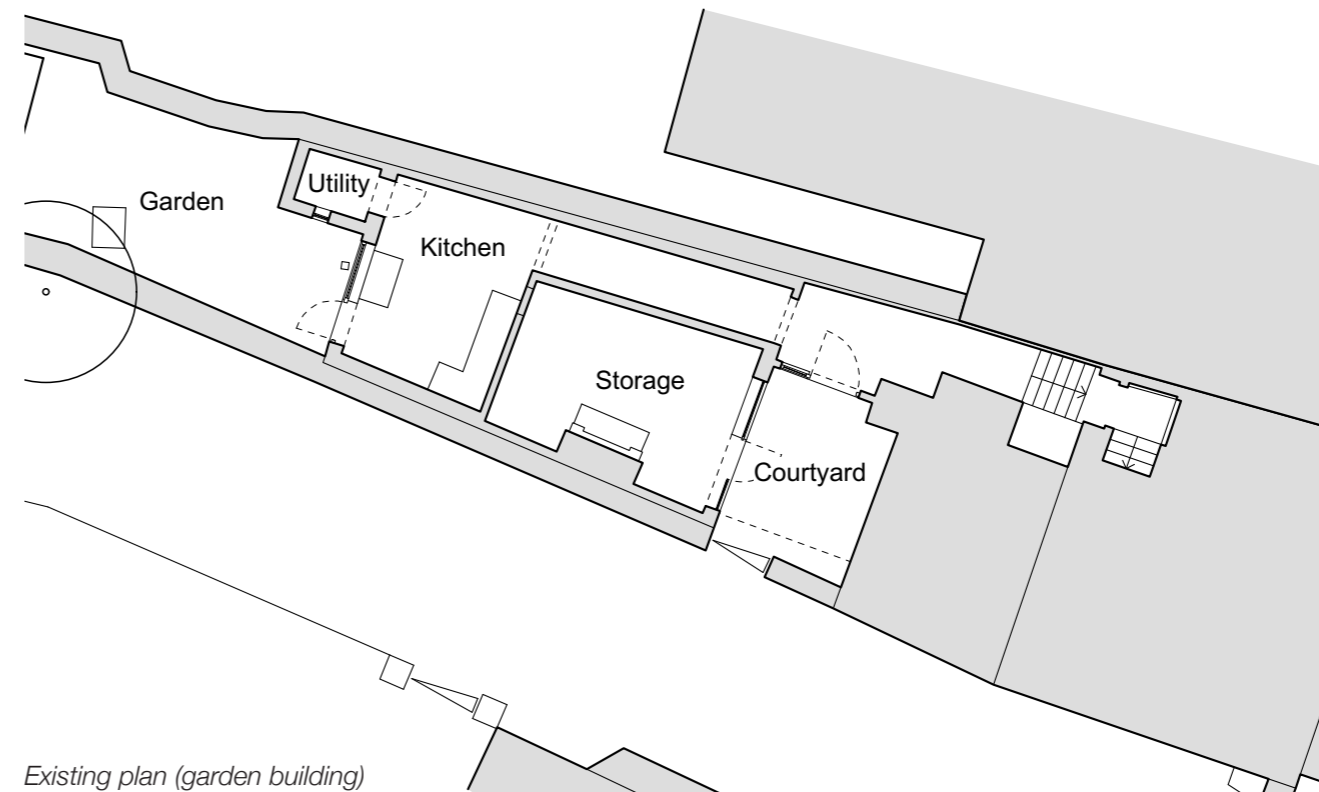
Windows and doors will be replaced with better performing systems that are robustly sealed.

Spatial improvements:

Existing partitions will be removed to bring the storage space back into use and create an open plan kitchen living space. This will relieve spatial stress on the upper floors of the house on the main street and make the dwelling much more conducive to modern living and better suit the needs of a young family.

Proposed rooflight will bring much needed natural light and ventilation into the main living space without impacting on the street or neighbours.

The lean-to 'utility' is proposed to be replaced by an extension of the main the flat roof, incorporating this and the remaining corner into the building envelope. This will create a more usable space internally, improve connection to the garden and simplify the external form.



3.0 Proposed changes

3.2 Single storey rear building

The existing flat roof is proposed to be completely refurbished. The existing felt will be replaced by warm roof with modern torch on felt or grp covering to proper falls and covered by a bio-diverse green roof system.

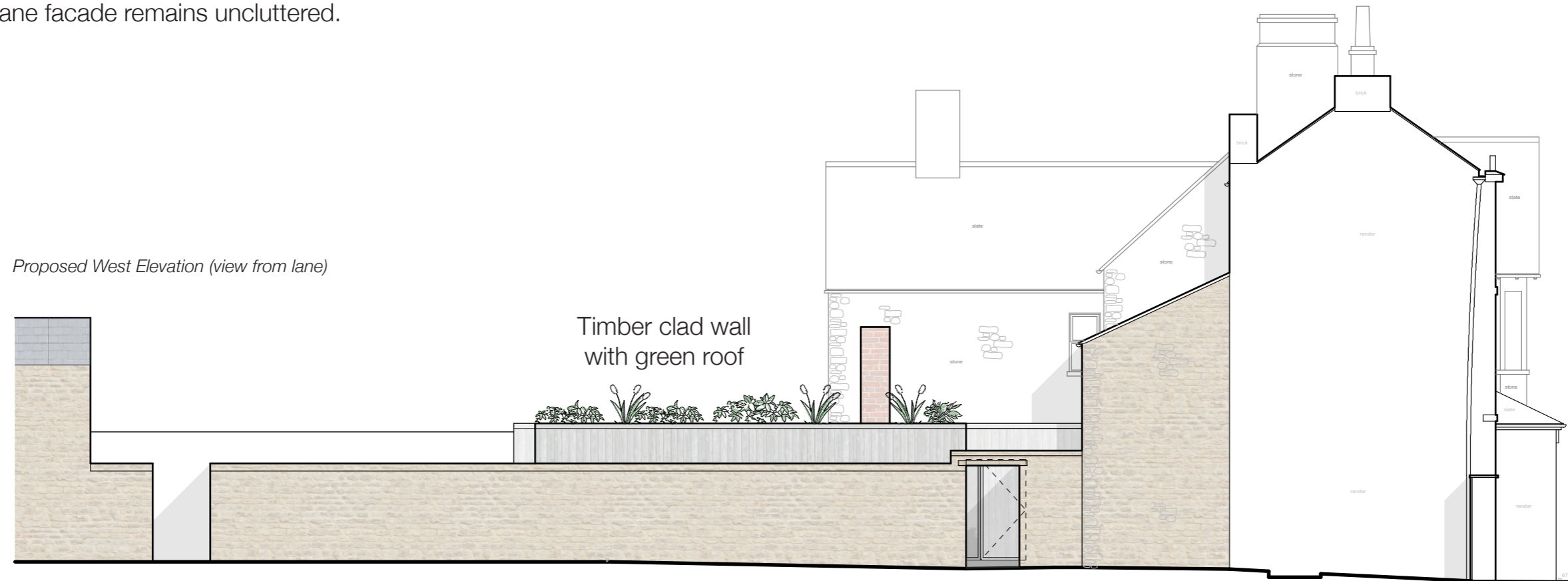
The areas of cement render are proposed to be replaced with timber cladding to create a more breathable wall construction, relieving damp issues. The timber cladding will provide a more sympathetic connection to the stone and provide a natural cohesion between this and the green roof.

Careful detailing will preserve and extend the life of the historic walls.

New gutters will be installed behind the timber parapet, ensuring the lane facade remains uncluttered.



Existing render wall (view from lane)



3.0 Proposed changes

3.4 Form, scale, and appearance

The form and scale are largely unchanged. The existing form is kept - a flat roof structure between two existing walls.

The extension is to fill in a notched gap at the end of the existing building. This allows the roof form to be more coherent, not having a lean-to on the end of the building.

Rooflights allow daylight into the rooms, without overlooking or impacting the privacy of neighbouring properties.

The significant changes to the appearance are the green roof and timber cladding.

3.5 Materials

The use of timber cladding is a natural material that will compliment the existing stone walls.

The timber (proposed as home grown untreated larch) will silver naturally over time and provides a finish that is contemporary yet very comfortably positioned in a village garden, being the traditional choice for a garden shed.

The green roof will provide some valued greenery in the village centre. Greenery that is currently provided by the ivy that is rapidly consuming the building.



Design development view of garden room

3.0 Proposed changes

3.6 Sustainability

Refurbishing this tired existing building will increase its lifespan securing housing stock for the applicants as well as potential future owners.

By increasing levels of insulation and natural light in the garden building the energy demand of the building will be significantly reduced.

The works are envisioned as the first stage of a full low-energy retrofit which will evolve over the coming years. Again providing a valuable housing asset for future generations in the village.

3.7 Landscape and biodiversity

The main rear garden is not proposed to change.

The addition of a bio-diverse green roof will provide a rich and undisturbed habitat for bees and other insects as well as cross pollination opportunities for other village plant life. The growing medium will provide some retention of rainwater and ease pressure on the storm water drainage.

3.8 Access & Parking

The access and parking is unaffected by the proposals.

3.9 Drainage

Drainage is unaffected by these proposals. As above, the green roof will have a positive impact on drainage.