

Design Statement



ERECTION OF TWO SELF BUILD/ CUSTOM HOUSEBUILDING PLOTS WITH NEW DRIVEWAY ON LAND TO THE REAR OF LANTERN HOUSE FOLLOWING DEMOLITION OF THE EXISTING ATTACHED GARAGE

Lantern House, 15 Shilton Road, Burford, Oxfordshire OX18 4PA

25/07/2023

1.0 Introduction

1.1 This Design Statement has been prepared by Portfolio Architects and sets out information concerning the design principles for the proposed development and is to be read in conjunction with the Planning Statement.

2.0 Proposed Site Layout & Scale

2.1 The proposed locations of house No.1 & 2 on the plot have been carefully designed to consider the information in the informative 2 as set out below and on the outline planning application consent decision letter (ref: 20/01210/OUT):

“2. The siting of the dwellings in the position outlined on the indicative site plan would not form a logical complement to the pattern or character of development in the area. As part of the reserved matters application the dwellings should be sited closer to the boundary with the A40 in line with the dwellings to the East on the outline planning consent decision letter of siting the properties closer to the north of the site and the A40 as can be seen on the proposed site plan below. “

2.2 As you can see the location and proposed footprint sizes continue the same scale and existing street / plot staggered pattern set by the adjacent Long View and The Gables properties therefore respecting the local context. This also allows for a wildflower buffer zone to the A40 and sets the properties back from the A40.



Image 1: Proposed site location plan. Not to scale.

3.0 Local Context Analysis

3.1 From the outset of this project, the brief was to create high quality new build homes which respect and complement the local vernacular of the surrounding area both in terms of appearance and materiality.

3.2 As you can see from the photographs below the area is characterized by local Cotswold stone elevations, steep stone slate roofs with many which have small dormer windows, symmetrical chimneys, stone window and door headers, traditional painted timber windows and many features that are distinctive to the Cotswolds.



Image 2, 3 & 4: Photographs of nearby properties

4.0 The Proposals

4.1 As you can see from the proposed elevations, the properties have been designed to respect the local vernacular architecture and incorporate many local features such as small dormer windows, stone window and door headers, steep pitch roof and traditional sash windows. The elevational proportions have also been carefully considered to reflect that of the vernacular architecture.



Image 5: Proposed Front Elevation. Not to scale



Image 6: Proposed Rear Elevation. Not to scale



Image 7: Proposed Side Elevation. Not to scale



Image 8: Proposed Side Elevation. Not to scale

4.2 As a large family home like the surrounding properties, the proposed mass has been broken down to create a traditional elevation main body of the house facing the A40 which can be seen from the road although it is set back considerably (like the neighbouring properties). To the Shilton Road side the property is L shaped with gable with a lower ridge height than the main roof with a further subservient timber clad carport which contains the master dressing and ensuite bathroom above creating a hierarchy through the elevational design. To create a high quality kitchen, dining and living room fit for a property of this size there is an in keeping single storey element which also adds interest to the elevations.

4.3 The proposed design also features many local details such as raised end gable walls, chimneys, stone window and door headers, traditional style windows, small dormer windows and a timber framed porch over the rear door. In terms of materials, it is proposed to match the local vernacular with local stone cladding, high quality reconstructed stone slate roof tiles, stone window and door headers and painted traditional windows.

5.0 Conclusion

5.1 As demonstrated within this design statement the proposals have been carefully designed to respect and complement the surrounding properties and vernacular architecture of the area and comply with all planning policy and guidance documents to create two high quality family homes.