

Design Statement

Alterations and Replacement Extension at 36 New Street, Chipping Norton

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1. Introduction

This Design Statement has been prepared to accompany householder and listed building consent applications for a replacement garden room and internal alterations at No. 36 New Street (formerly Northville), Chipping Norton.

The applicant has recently acquired the property and wishes to carry out a sympathetic refurbishment for use as a long-term permanent residence. As well as replacing a modern rear extension with a more attractive design, there are some minor internal alterations. The lower ground floor is suffering badly from dampness and it is proposed upgrade and enhance this area with a reversible damp-proofing system. Previous works not in accordance with best practice, such the pointing of external masonry, are to be remediated. Some localised structural repairs have been identified following a thorough assessment and will be overseen by local structural engineers, SOLID. Lastly, opportunities will be taken to upgrade the fabric to improve thermally efficiency without detriment to the listed building.

The town house originates from the 18th Century, historically the adjoining house, now No. 38 New Street, formed part of the property. The evolution of the building is fully described in a Statement of Significance prepared by Victoria Hubbard and should be read in conjunction with this Design Statement and application drawings.

The following drawings also form part of this submission:

- 3127-002 Existing Block Plan
- 3127-003 Existing Plan - Ground
- 3127-004 Existing Plan - Lower Ground Floor, First and Second
- 3127-005 Proposed Block Plan
- 3127-006 Proposed Plan - Ground
- 3127-007 Proposed Lower Ground Floor
- 3127-008 Proposed Plan - First and Second
- 3127-009 Elevations - Sheet 1
- 3127-010 Elevations - Sheet 2
- 3127-011 Elevations - Sheet 3
- 3127-012 Elevations - Sheet 4
- 3127-013 Details - Windows
- 3127-014 Details - Doors

2. Location

Chipping Norton

Chipping Norton is often referred to as a gateway to the Cotswolds from Oxfordshire. It is approximately 12 miles Southwest of Banbury and 18 miles Northwest of Oxford. Today, the town supports approximately 7,000 residents.

A historic market town, Chipping Norton became prosperous from the Cotswold Wool Trade around the 13th Century. The town's successes in the textiles trade continued, evident today with many of the original houses around the marketplace rebuilt in the 18th century, with grand fashionable Georgian frontages. In addition, the town also has many other buildings of historic importance, further evidencing its success in accumulating wealth through trade. For instance, a major landmark, The Bliss Mill Factory, constructed in 1872, producing tweed and cloth from local wool.



Aerial View - 36. New Street

3. Setting

New Street is the main arterial road entering Chipping Norton from the West and forms part of the A44. No. 36 is situated on the South side of the upper part of the street. This area is considered to have the most formal, higher status characteristics. The area was also the site in which an original manor house stood. It is possible that New Street was developed in the later medieval period as a diversion of a major route intended to bring in travellers and trade to the town and developed in a linear form from thereon. The property is centre terrace and located where the street is tree-lined and the houses have small front gardens.

The majority of buildings on the street are three or two and a half storeys. The gradient of the road necessitated stepping rooflines which are marked by tall chimney stacks.



New Street looking East



4) 36. New Street and neighbouring properties

3. Setting Continued

No. 36 enjoys a large linear rear garden of around a third of an acre. The plot extends from the front of New Street to the end of Dunstan Avenue, where there is a gated access to the property's grounds. This area serves as the vehicular access, and contains hard standing and a modern oak framed garage/workshop. To enter the house from here, there is a path leading up to the rear of the house through the garden.

The garden slopes away from the rear of the house towards the garage and is enclosed by the two storey, rear elevation of Kings Head Court on the left-hand side, a small section of which is also within the curtilage of No. 36.

The garden is contained by stone buildings and stone walls towards the house with some timber boarded fencing and hedging towards the lower end of the garden.



Garden from Dunstan Ave entrance



View of existing extension from the garden



Garage and Dunstan Ave Access



East Boundary - Kings Head Court/Mews

4. Existing

36 New Street is an 18th Century, Grade II listed, terraced town house. Internally there are two main reception rooms at a slightly elevated entrance level which, together with a falling garden level, allows a lower floor to be naturally lit. Two bedrooms sit directly above the reception rooms at first floor and a raised eaves height enabled two further bedrooms to be built only partly within the roof volume. Externally the house is constructed of the grey/buff coloured Cotswold rubble stone, native to the Chipping Norton area. The majority of window openings are framed by ashlar stone surrounds with projecting stone cills.

The street entrance has a hooded porch and central panelled door with fanlight. The main doorway and stair window directly above are offset in the façade to accommodate the inboard staircase which rises from ground to second floor. The adjacent ground floor windows are tripartite sashes each divided by two Tuscan columns, the sash windows at first floor are centred above.

Historic evidence shows that No.38 New Street was once a part of No.36. (Notably it has a blocked-up carriageway opening with 3 centred arched head).

The South facing garden façade is less formal with a central projection under a shallow pitched lean-to roof. It too contains sash windows, with one at ground floor in the tripartite style. Between the central projection and the neighbouring property to the east is a single storey extension perpendicular to the main plan, no doubt constructed to provide a more practical and accessible kitchen at an immediate level between upper and lower ground floors. This has subsequently been extended to provide an additional room and covered space at garden level. A covered area linking the dwelling to Kings Head Court was also converted to a rear hall and bathroom.

Whilst the original kitchen extension would have looked like a more integral part of the elevational composition, with sash windows and a balanced gable end elevation, the subsequent extension is far less harmonious.

A large area of white patent roof glazing forms a covered veranda which is supported on an uncharacteristic masonry pier. To gain extra width, the western wall stepped out beyond the wall of the earlier kitchen extension. The South elevation, being part open and part solid masonry, is unbalanced and reads as an incongruous mono-pitch structure. Although natural stone has been used in its construction, the regularity and coursing of the stonework does not match the host structure.

There are also two dormer windows serving the top floor bedrooms and a smaller flat roofed dormer providing light and ventilation to the central bathroom.



Street Facing Facade (North)



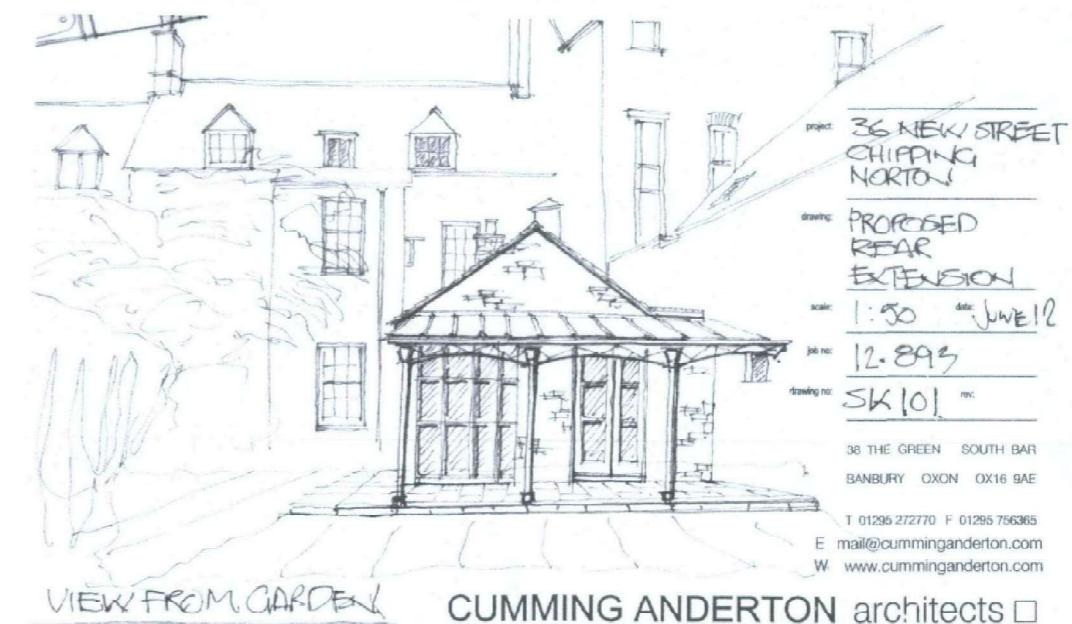
Rear Facade (South) - Window to lower ground floor bottom left

5. Planning History

36 New Street has been the subject of a few applications for garaging and various iterations for the rear extension.

Planning Applications (7)

- Erection of one double garage and three single garages adjacent to the rear access.
Ref. No: 16/00680/FUL | Status: Approve
- Removal of single storey extension and covered garage area and erection of new single storey extension to form additional accommodation, erection of new detached garage in rear garden and new driveway.
Ref. No: 12/1272/P/FP | Status: APPCON
- Erection of detached double garage.
Ref. No: W98/1650 | Status: Application Withdrawn
- Internal and external alterations to remove single storey structure and erect new single storey extension.
Ref. No: 13/0641/P/LB | Status: APPCON
- Internal and external alterations to remove single storey extension and covered garage area and erection of new single storey extension to form additional accommodation,
Ref. No: 12/1273/P/LB | Status: APPCON
- Removal of single storey extension and covered garage area and erection of new single storey extension to form additional accommodation, erection of new detached garage in rear garden and new driveway,(to allow changes to approved garden room, replace with open sided terrace with glazed verandah roof)
Ref. No: 13/0640/P/FP | Status: APPCON
- Erection of detached double garage.
Ref. No: W99/1616 | Status: Application Withdrawn



Sketch of 2012 Extension Proposal by Cumming Anderton Architects

In 2012 it was proposed to add a single storey extension with full height windows and doors added to the southern and western elevations. It was justified as having contemporary materials in a traditional form. In this area originally there was a garage leading out to Kings Head Court/Mews which would be converted to a store and shower room. The garage at the end of the garden would also be added, in addition to other minor changes.

In 2013 another design for the garden room was submitted, turning part of the garden room into a covered veranda, resulting in the current form.

More recently planning permission was sought to add further garaging in the garden which was not implemented.

6. Proposal

6.1 Rear Extension

The most significant part of these proposals is the replacement of a modern single storey extension at the rear of the property, a description of which is provided in Section 4. Existing House.

The design of the new Garden Room will be more respectful of the building's character and offers an opportunity to enhance the appearance of the rear elevation. The roof profile will be identical, although its ridge and Southern wall will be more carefully aligned with the historic kitchen extension to avoid the stepped eaves line and staggered wall on the West elevation. The end gable facing South and towards the garden will be made symmetrical by recessing a short length of wall beneath the lead gutter where the roof abuts the back wall of Kings Head Mews.

A pair of French doors will be centred on the principal gable elevation, flanked by two traditional sash windows and separated by two stone mullions. Centred in the gable above is a circular window to visually 'lighten' the masonry and allow sunlight deeper into the full height space of the Garden Room. A pair of sash windows set in the side elevation together with two linear conservation style roof lights will receive evening sun from the West. The existing South facing sash window and a part glazed door are retained internally to maintain the legibility of the original external gable wall and provide borrowed light into the kitchen. A standard Velux in the Kitchen ceiling will be replaced with a more appropriate conservation rooflight and the roof covering will be replaced throughout with a better quality blue slate.

The internal plan arrangement of the current passageway and bathroom will be re-configured and the external door and window facing onto Kings Head Mews will be replaced, details of which are included in the application.

6.2 Kitchen

The existing Kitchen is a high airy space, partly relying on daylight from a large standard velux rooflight which is to be replaced. It has an uninsulated, suspended timber floor which is difficult to ventilate due to its location and a Radon barrier would be advisable. Given the current condition of the floor joists the proposal is to replace the structure with a Limecrete floor which would address all these issues.

6.3 Lower Ground Floor

The Lower Ground floor is accessed from the kitchen/garden level via a half flight of steps within the central projection at the rear of the dwelling. The main room is lit by a stone mullioned window facing south onto the garden. In the recent past it was used as a Study/Store room but contained a wall-hung central heating boiler. A later brick partition with two internal windows runs East/West and a partial tanking system had been installed along the Northern wall where the room is fully underground, concealing the original stone flags in this area. This internal wall has become partly load-bearing due to deflection on the first floor above and will remain in situ. Many of the stone flags on the floor are broken, there are patch repairs of cement mortar and the floor has a noticeable fall towards the inglenook fireplace in the South-West corner. Dampness in the floor and walls remains very evident throughout.



Existing Rear Extension Elevations



Proposed Extension South Elevation

6. Proposal Continued

The applicant wishes to upgrade this area and make it more useable. This will be achieved by installing a cavity drain membrane to the walls and a new floor membrane forming an unbroken barrier behind which the moisture can travel to a controlled floor drainage system designed by a tanking specialist. The installation will involve the careful lifting of the stone slabs, those that are re-useable will be re-laid and supplemented by matching reclaimed slabs that have already been sourced. Insulation and underfloor heating will be incorporated. The depth of the house foundations have been investigated and the sub base for the levelled floor can be achieved without undermining the structural integrity.

The boiler, along with unsightly surface mounted service pipework and cabling, will be relocated to the small storeroom resulting in an attractive and functional space for home working.

6.4 Ground Floor

The removal of the cabinets in the Dining Room are covered in the associated Heritage Impact Assessment. Boxed ducting is being removed to reinstate the original simplicity of the space.

6.5 First Floor

The first floor layout was historically altered to add a bathroom over the earlier central rear projection and the East Bedroom was subdivided to create an ensuite bathroom. It is proposed to remove the airing cupboard stud partition, reinstate a former stud wall on the landing, and introduce a new doorway so that a dressing area and the existing Bathroom can be accessed directly from the West Bedroom.

6.6 Second Floor

A minor change is proposed to the short section of sloping ceiling where insulation is being introduced. The partially visible rafters will be concealed but the main structural elements will remain evident.

Structural investigation has revealed that some floor joists on the second floor require remedial strengthening work and this can be achieved by lifting a limited number of floor boards without disturbing the lath and plaster below. Should this prove to be unachievable the laths will be replaced on a like for like basis.

6.7 External Works

The local ground conditions are variable and many properties suffer from movement, resulting in cracking in the external masonry facing. Significant areas of the property have been repointed in a hard cementitious mortar which will be raked out and repointed in the correct lime mortar, which will be more forgiving in the event of stress within the masonry walls. A number of stone window surrounds to the street elevation have been poorly repaired and these will also be replaced in a more sympathetic manner.

The external rainwater goods and waste pipes on the rear elevation are standard Upvc products and will be replaced with cast iron throughout and painted F & B No. 25 'Pidgeon'. The same colour will be used on all external joinery.



Lower Ground Floor



Second Floor rafters

6.0 Proposal Continued

6.8 Sustainability

New stonework will be sourced locally and demolition material will be recycled.

New windows and doors will incorporate Slimlite thin double glazing or similar so that fine glazing bars can be achieved (see submitted detail).

The roof insulation is to be upgraded; the replacement boiler will be to latest energy efficient standard.



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