

# Design, Access and Heritage Statement

Replacement garage, link and rear extension, and internal alterations at Top End, Kingham

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## Introduction

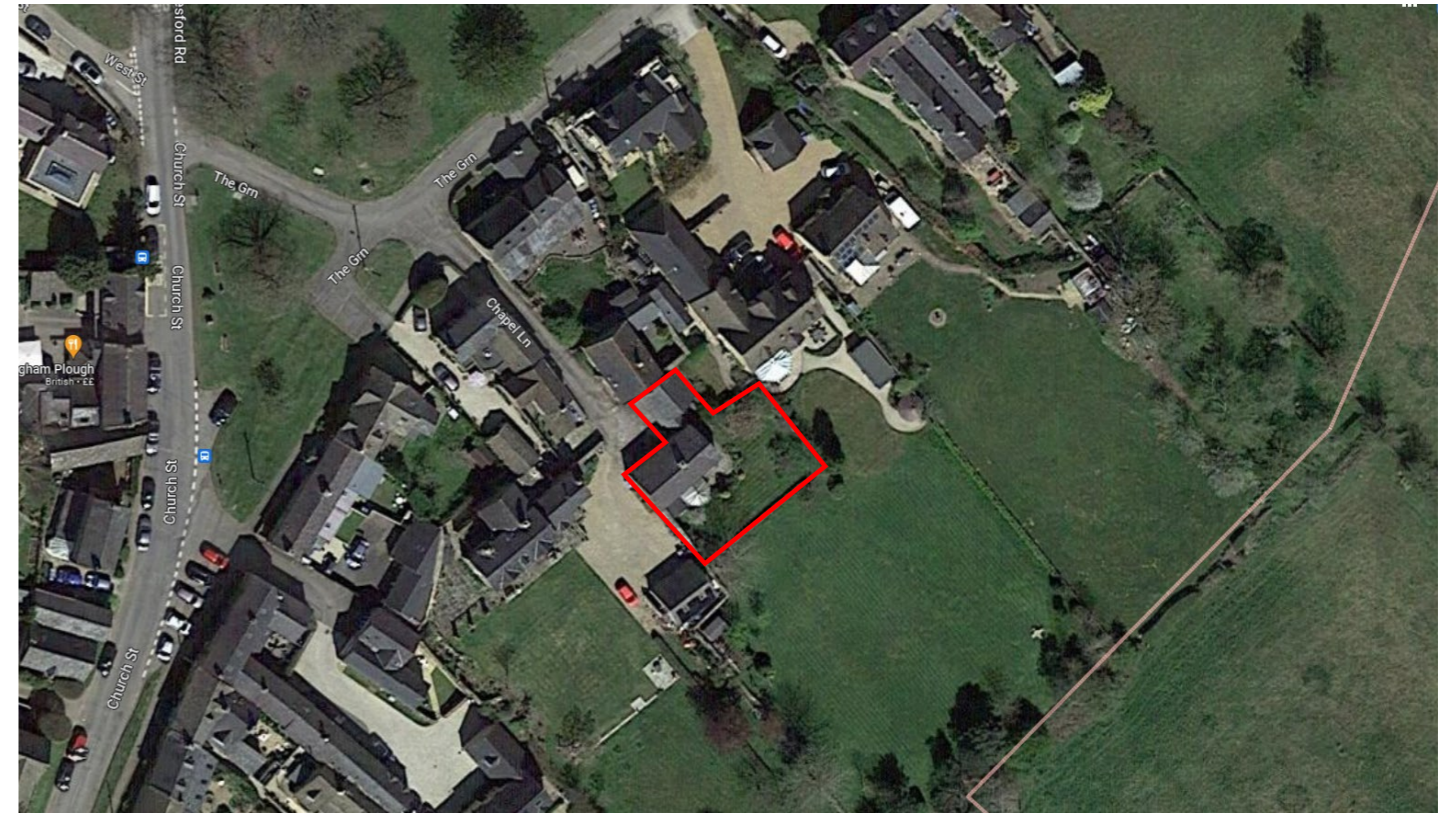
This document has been prepared in support of a Householder Planning Application for a new rear extension and replacement garage and link at Top End, Kingham.

Top End is a two-storey detached house with an attached garage connected via a one storey link. It is located on the southeast edge of Kingham on Chapel Lane, a small cu-de-sac within the Conservation Area and the Cotswolds Area of Outstanding Natural Beauty.

On its northwest frontage, the property addresses the shared access drive. Much of Top End's frontage, and the entire garage and link structures, are obscured by the neighbouring dwellings on the approach down Chapel Lane. To the rear, the property benefits from extensive countryside views to the southeast.

Kingham is a village within the Oxfordshire Cotswolds area. It is approximately four miles southwest of Chipping Norton and six miles southeast of Stow-on-the-Wold.

Top End was converted from a barn to a residence in 1987. It is located next to a former Methodist Chapel, which was also converted into a residence around the same time. Neither building is Listed.



Aerial View of Site

## Existing

The dwelling is constructed of rubble coursed Cotswold Stone, a natural blue slate roof with dark painted timber casements. It also features an inglenook fireplace with a blue brick chimney. The garage is a later addition, added at the time of the building's conversion to a dwelling. The garage is constructed in blockwork with a dual pitched blue slate roof, and has two metal up-and-over garage doors.

The link between the house and garage is also dual pitched with natural slates, but of smaller scale. The link as existing is the principal entrance to the house and matches the dark painted timber casements.

To the rear of the property, there is a stone extension abutting the boundary wall, which is connected to a conservatory with a dwarf stone wall matching the existing house, with dark painted timber frame windows/doors and a clear polycarbonate roof.



Existing View from The Green, Top End seen at the end of Chapel Lane



Existing view from Chapel Lane, beyond entrance to Badger Cottage



Existing Front (driveway facing) Elevation, viewed from the end of Chapel Lane



Existing Double Garage and Link, concealed behind the former Methodist Chapel



Existing Rear Conservatory Extension



Existing Utility extension attached to boundary wall

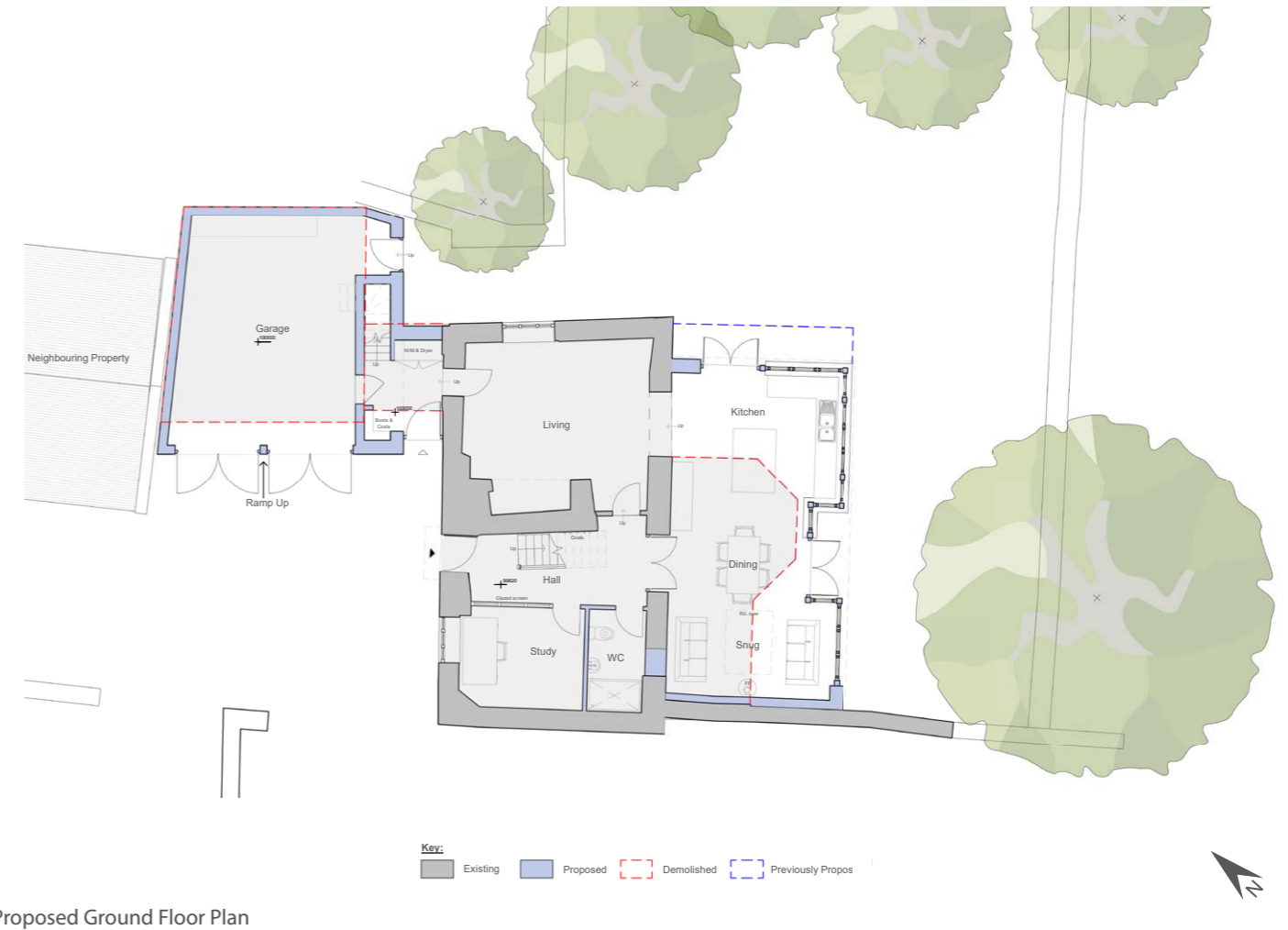
## Proposals

Whilst the original building carries some heritage merit and interest, there are a number of more recent additions which have been tacked on over time; these being the garage/link, rear utility extension and the conservatory. Alterations to the barn have taken affect to the extent that it no longer reads as an agricultural store. The extensions to Top End are dated and their improvement or replacement offers scope to enhance the property. It is therefore proposed to replace these elements with new and better quality elements that harmonise with the appearance of the heritage property, whilst improving the interior layout.

It is proposed to replace the existing garage with a new structure with a slightly larger footprint to allow for easier parking and manoeuvring. At first floor, a new bedroom and en-suite is proposed with two dormer windows on the southwest elevation. It is also proposed to replace the link which connects the garage to the main house. The replacement flat roof link has been designed as a clear visual break between the garage and house, allowing the form of the original property to be identified clearly. This break is further accentuated by the full-height glazed door spanning the entire width of the link on the front elevation.

The existing conservatory and rear extension are proposed to be replaced with traditional painted timber glazing upon a stone dwarf wall. This will host a new kitchen, snug and dining area, freeing up existing ground floor space to provide a new WC and a Study. Externally, the glazed extension is broken up with areas of full-height glazing, an inset porch, and glazing set upon a dwarf stone wall, thus articulating the different use of the spaces within. The roof is proposed to be covered in a single ply membrane in grey colour with imitation lead rolls and a stepped timber fascia. A roof lantern enables further light to reach the interior of the property above the snug and kitchen.

A handful of layout reconfigurations are also proposed within this application. A new principal entrance with a leaded flat roof canopy is proposed to be inserted in the front elevation. This allows the primary entrance to be more central to the plan and provides the front elevation with the presence it deserves. The proposed reversal of the existing stair direction allows the stair to directly address the new front door.



Proposed Ground Floor Plan

## Response to Pre-Application

In September 2023, a request for pre-application advice was made to the West Oxfordshire District Council regarding the replacement garage, link, and a rear extension (23/02084/PREAPP). The Council's response to the proposal was accepting of the principle of the proposed replacements; emphasising the importance of ensuring that the proposed changes harmonise with the existing buildings, minimise light pollution, and contribute to the preservation and enhancement of the Kingham Conservation Area without having a negative impact on a nearby non-designated heritage asset (The Old Chapel). In response to this feedback, adjustments were made to the proposals.

To reinforce the garage's subservience to the main house, the ridge height was lowered to achieve 600mm below the main house's ridgeline - a figure referenced in WODC's Design Guide. The pre-application comments advised that the width should be kept the same as the existing garage. Whilst this was explored, the width of the garage has not been changed from our original proposals. The primary reason for extending the garage was to make it large enough to house modern cars, which is achieved by pulling out the front wall so that the width of the garage increases due to the slanting (on plan) flanking wall. This determines the width (and depth) of the building. The roof pitch is matched to the building it sits next to, The Old Chapel, in order to respect the non-designated heritage asset.

To further reduce the ridge and width of the proposed garage makes it unusable as a garage for modern vehicles. As the applicants do not own the drive which serves the property, they would need to park their vehicles out on the main village green and walk down the drive to get to their property - a situation ideally avoided in the Conservation Area. By comparison, providing a suitably sized garage by marginally increasing the existing building, which is tucked at the end of a drive, around a corner away from public views, would cause no harm to the Conservation Area. It should also be borne in mind that the existing garage is constructed of blockwork, whereas the replacement garage would be built in natural stone, which would harmonise better with the surrounding context.

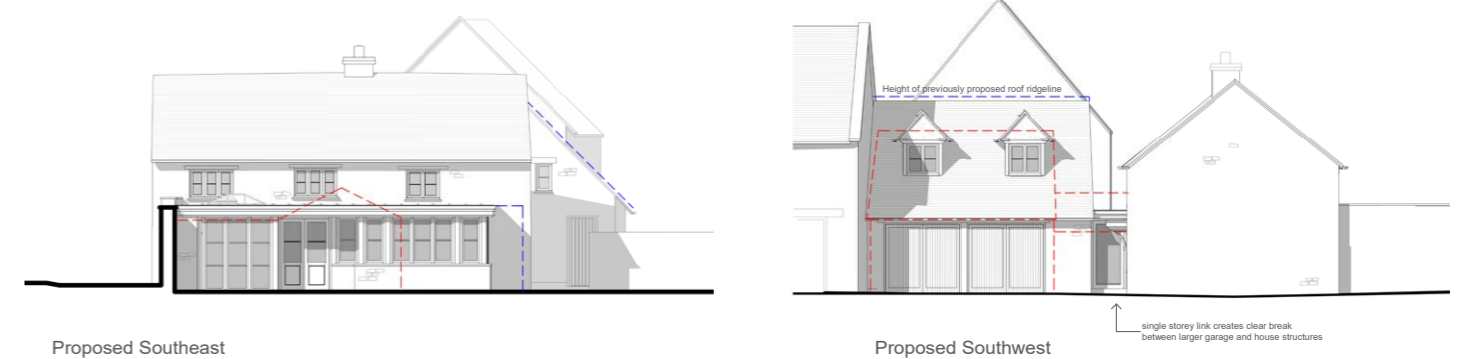
With regard to the replacement rear extension, the width has been reduced by 1m. The larger of the two glazed roof lantern has also been removed, helping to reduce light spillage. It is our understanding that under Permitted Development Rights, a single storey 4m deep conservatory, could run across the entire rear elevation of the property. The proposal put forward within this application is only marginally larger than what is achievable under Permitted Development.

## Access

Vehicular access to the site is not proposed to change; access to the main house is proposed to be a central 'cottage style' door. This leaves the link entrance as an everyday back of house access to the boots/cloaks space.



Proposed Elevations at Pre-Application



Proposed Elevations after Pre-Application

## Heritage Statement

Policy EH9 states that all development proposals should conserve and/ or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment, including the significance of the District's heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment.

The site is within the Kingham Conservation Area. To date, the Council has not produced a conservation area appraisal document for Kingham. Policy EH10 is a permissive policy that sets out the requirements to be met in order for development to be considered acceptable. The requirements and commentary relating to the proposed scheme are set out below.

- The location, form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic or architectural interest, character and appearance of the Conservation Area; The proposed scheme has been carefully designed to ensure that it would both preserve and enhance the character and appearance of the Kingham Conservation Area. The existing elevation proposed for the bulk of the works, in design terms, is not considered to make a significant contribution to the character and appearance of the conservation area and thus its alteration, exhibiting strong local vernacular design, is considered to be positive. Similarly, the garage is a modern and unsympathetic feature, which will be replaced with a structure of improved design and character using vernacular forms and materials.
- The development conserves or enhances the setting of the Conservation Area and is not detrimental to views within, into or out of the Area. Neither the extension or garage can be seen in wider views and therefore will have a neutral to positive benefit; the latter from those experiencing the site within the private street itself.
- The proposals are sympathetic to the original curtilage and pattern of development and to important green spaces, such as paddocks, greens and gardens, and other gaps or spaces between buildings and the historic street pattern which make a positive contribution to the character in the Conservation Area. Both the extension and new garage are essentially like-for-like replacements which would not disturb the existing pattern and layout of buildings in the vicinity, utilising the vernacular materiality thus contributing to the harmonisation of the structures.
- The wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area. The proposed scheme will provide an enhanced dwelling more suited/conducive to modern family use that is more energy efficient than the existing dwelling without resultant harm to the existing character and appearance of the Conservation Area. The new garage will provide usable internal parking; thereby reducing the need for private motor vehicles being prevalent within the streetscene.
- There would be no loss of, or harm to, any feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area, unless the development would make an equal or greater contribution. It is not considered that there will be any loss of or harm to any features that make a positive contribution to the special interest, character or appearance of the Conservation Area. The opposite in fact, given the commendable nature of the works which remove more modern and unsympathetic features within the property curtilage.

Looking specifically at the demolition of the existing conservatory, the existing structure is not considered to be of historic or architectural interest and the proposed replacement extensions provide an opportunity to make a greater contribution to the special, interest, character and appearance of the building and its setting and role within the Conservation Area through careful siting and design of the proposed extensions.

The site has an important relationship with the edge of the settlement and its role on Chapel Lane, and thus the proposal has been sensitively designed to respect that relationship through the careful siting and orientation of the proposed extensions to the rear end of the building, set into the plot and largely away from public view. The enhancements to garage structure will however, be visible when up close and is considered to be a benefit/enhancement to the Conservation Area, given the existing structure uses poor, not locally characteristic materials.



Existing House and Garage



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