

DESIGN STATEMENT

Magpie Farm, Little Tew

FLEMING *FA* ARCHITECTS

Fleming Architects
Leygore Farm Barn
Turkdean
Northleach
GL54 3NY

Our ref: 368 – Design Statement – RJS – v1
February 2024



Design Statement

Introduction

This statement is submitted in support of an application for alterations and extension to Magpie Farm, Little Tew.

Description of Existing Site and House

Magpie Farm is a modern house built around a decade ago and is in the Oxfordshire countryside, approximately 5 miles from Chipping Norton. The site is at the end of an approx. 500m drive, has views to the south-west, towards Little Tew and is bordered to the north by the River Dorn. Due to the low-lying nature of the site, the house cannot be seen from the road.

The house is neither Listed, in a Conservation Area, nor in the Area of Outstanding Natural Beauty.

The design is that of a traditional farmhouse of the C18 and C19, built of stone, with a reconstituted stone slate roof and sash windows, linked to a wing built in the style of a barn by a single storey link. This layout replicates the former buildings on the site, which consisted of a small house, linked to a barn with a single storey outbuilding (probably an old cow shed). A U-shaped range of stables, also in stone, lie to the north of the rebuilt barn, across a paved yard.

From a distance, the house looks similar to many other traditional houses in the area. However, upon closer inspection, the appearance is of a standard modern house with classical elements, such as sash windows and a pedimented door case. The classical details are unrefined – the front elevation in particular lacks the presence of a genuine C18 house - the boxed eaves look bulky, and the chimneys are overly large.

Inside, the house lacks space, even with the benefit of the rebuilt barn, which provides a large Kitchen and utility space. There is also a disconnect between living spaces; the Sitting Room is the opposite side

of the house from the Kitchen, which must be accessed via a convoluted route through a small Dining Room and link.



Above: Magpie Farm from the south, showing (L to R) main house, link, rebuilt barn, stables.

Planning History

22/01117/FUL – Conversion of barn to stables, removal of static caravan & erection of new hay barn/machine store.

21/01064/FUL – Change of use of land from agricultural to equestrian. Installation of an outdoor horse arena for private use with a temporary surface and wooden post and rail fencing.

15/02941/CLP – Change of use of agricultural building to dwelling house.

15/01767/PN56 – Change of use of agricultural building to dwelling house.

14/0892/P/PD – Change of use from agricultural building to dwelling.

13/1444/P/FP – Siting of a mobile home to be used as agricultural workers dwelling for a period of three years.

13/1266/P/FP – Erection of an agricultural building.

11/1382/P/FP – Erection of a general purpose farm building.

10/0848/P/FP – Erection of replacement dwelling and linking barn (rebuilt to create additional living space) with cellars beneath, construction of stables and cartshed/garages with storage above.

Design Development

An application was submitted earlier this year, ref 23/02037/HHD. It was refused on the basis the proposals were not clearly subservient and were consequently transformative.

A pre-app discussion with the council was suggested, and a sketch proposal was submitted for feedback.

Following a review of the pre-app designs the advice received was that the "host dwelling could likely accommodate a side extension to the southern elevation, however, the design should be significantly reduced in scale to read as a simple two-storey side extension set parallel to the main block whilst not protruding beyond the rear elevation or extending any further south than the current scheme".

Proposed two storey extension

The scheme has been amended accordingly following the feedback received. In short, the proposed extension is now set in line with the existing host range, to the south, to give unambiguous legibility.

The extension is set back from the host, to emphasise subservience. The ridge and eaves are 1' (approx. 300mm) lower than the host, also to emphasise subservience. The side extension also hides the wide gable base of the host.

This extension now connects with the south garden more coherently with a lead roofed porch proposed to the south offering better access & connection.

In summary, these designs look to anchor to and respond to comments made by officers during the prior application, and we hope this meets with officer approval.

Alterations to Existing Buildings

Several alterations are proposed to improve the appearance of the existing buildings:

On the front elevation, to break up the large area of roof on the main house, it is proposed to install a pair of dormer windows. These will be in painted hardwood with lead roofs and cheeks. The pedimented heads give an air of refinement often found on C18 farmhouses.

A further improvement to this elevation is to the front door. The essential form of the columned door surround with a pediment and broken frieze will be replicated, but using a complete Tuscan Order with an open, arched pediment. Within the pediment will be a semi-circular fanlight.

Use

The applicants have lived here for 6 years. They are a family of 6 and have been stringent guardians of their SSI land and in addition have maintained footpaths, bridle paths and access points. They wish to make this their long-term family home. The extra floorspace has become increasingly important for obvious reasons.

To combat the lack of space in the existing house, the two-storey extension proposed to the south elevation will provide more spacious family living space, and improved accommodation upstairs.

Ecology

An Ecological Survey has been conducted by Cotswold Environmental Ltd, which is appended to this application.

Below: Existing stables. A bat loft access slot will be located on this gable.



As part of the mitigation strategy, a bat loft is to be installed within the roof of one of the stable buildings, see separate detail.

Access

Existing access to the building remains unchanged.

Summary

The proposals seek to improve both the external appearance of the existing house, but also its internal layout.

The existing house attempts to imitate the Cotswold farmhouse, which unfortunately fails. The proposals seek to improve this, both in alterations to the existing house and with the new extension, by using our knowledge of traditional buildings and classical architecture, resulting in a house that befits its setting.

We hope these proposals will meeting with Planning Officer approval.

Our ref: 368 – Design Statement – RJS – v1

February 2024