

Spirit Architecture

Creating Inspiring Design & Sustainable Architecture

HERITAGE STATEMENT, DESIGN & ACCESS STATEMENT FOR

ALTERATIONS & EXTENSION TO:

**CIDER PRESS COTTAGE
5 WEST END
KINGHAM
OX7 6YH**



Main elevation of house

ISSUED FEBRUARY 2024

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1.0 Design Statement Introduction

This application relates to:

Cider Press Cottage

5 West End

Kingham

Chipping Norton

OX7 6YH



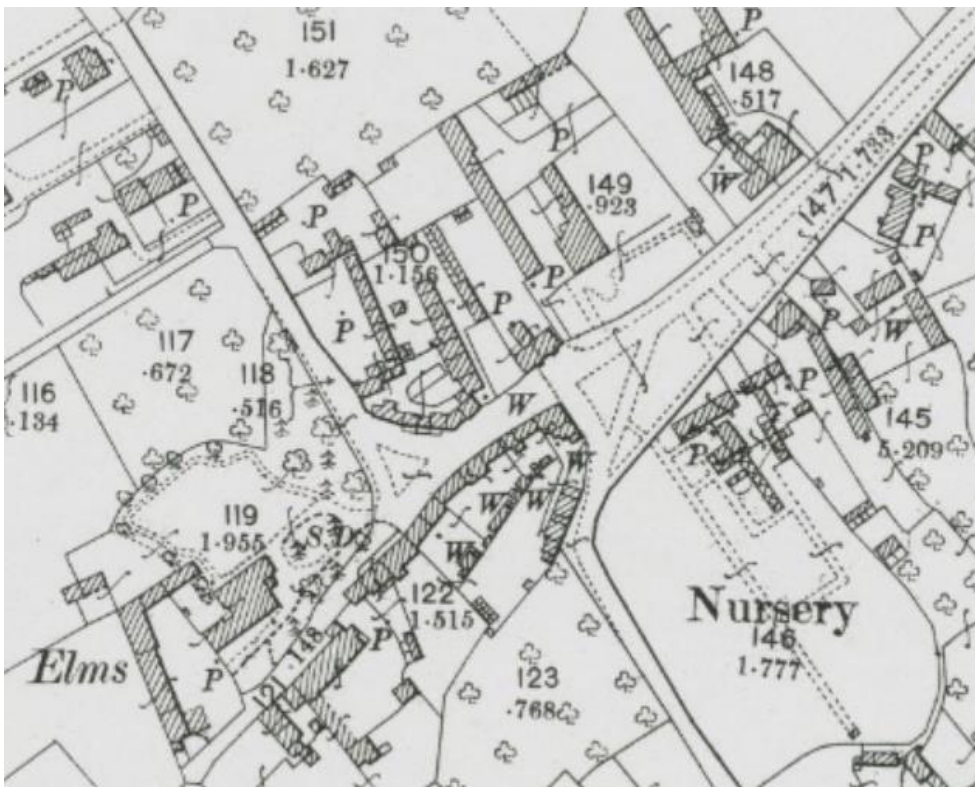
2.0 Heritage Statement -

2.1 Site History

Kingham is a village settlement which takes its name from a hamlet named after local chieftain Caega. In the Domesday book the population of the Manor of Geoffrey de Mandeville, Earl of Essex records a population of 180. In 1380 the then over-lord William de Wykeham endows a portion of the Manor to New College, Oxford. Kingham grew when the railway was built and opened in 1855 with the branch line to Chipping Norton from Kingham station off the main London to Worcester line.



1885 Map showing the “West End” of Kingham – at this time No.5 appears to have been 2 separate buildings, one possible the Cider Press building.



1899 Map – very little change in this area since 1885.



1922 Map with the row of buildings again largely unaltered.

The above maps indicate how the row of cottages and associated uses have remained constant throughout the C19th and C20th centuries with various additions to the front and rear added over time.

2.2 Relevant Planning Policies

2.2.1 National Design Guide Components for good design

P20 Buildings are an important component of places and proposals for built development are a focus of the development management system. However good design involves careful attention to other important components of places. These include:

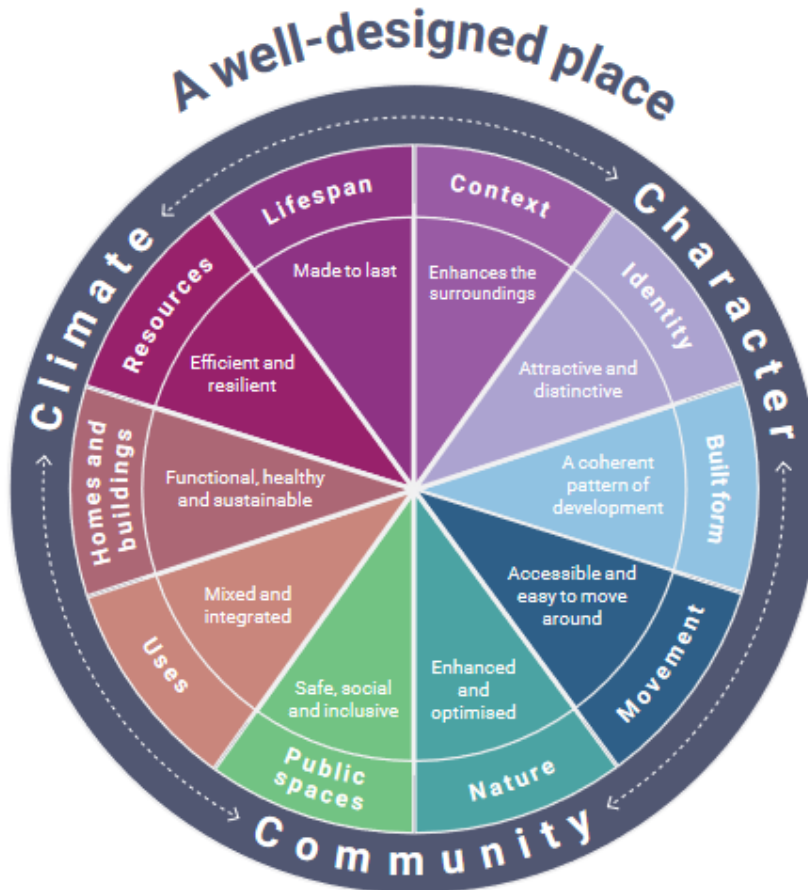
- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.

P21 A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout (or masterplan);
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and

- their detailing.

The Ten Characteristics of well designed spaces.



Identity

P51 Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

I1 Respond to existing local character and identity

P52 Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.

P53 Well-designed new development is influenced by:

- an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- the characteristics of the existing built form
- the elements of a place or local places that make it distinctive; and
- other features of the context that are particular to the area

2.1.2 WODC Local Policy Issues:

OS1 Presumption in Favour of Sustainable Development

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.

OS4 High quality design -

New Development should respect the historic, architectural and landscape character of a locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:

- *demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and*
- *not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and*
- *demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and*
- *conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and*
- *enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.*

Designers of new development will be expected to provide supporting evidence for their design approach. They should have regard to specific design advice contained in supplementary planning guidance covering the District. The West Oxfordshire Design Guide, Oxfordshire Historic Landscape Appraisal, Landscape Assessments, Conservation Area Appraisals and Cotswolds AONB guidance documents are key tools for interpreting local distinctiveness and informing high design quality.

EH1 Cotswolds Area of Outstanding Natural Beauty

In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area's natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB.

EH10 Conservation Areas

Proposals for development in a Conservation Area or affecting the setting of a Conservation Area will be permitted where it can be shown to conserve or enhance the special interest, character, appearance and setting, specifically provided that:

- *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 development conserves or enhances the setting of the Conservation Area and is not detrimental to views within, into or out of the Area;
- 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;
- the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area; and
- 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.

Applications for the demolition of a building in a Conservation Area will only be permitted where it has been demonstrated that:

- the building detracts from or does not make a positive contribution to the special interest, character or appearance of the Conservation Area; or
- the building is of no historic or architectural interest or is wholly beyond repair and is not capable of beneficial use; and
- any proposed replacement building makes an equal or greater contribution to the special interest, character or appearance of the Conservation Area.

Wherever possible the sympathetic restoration and re-use of buildings that make a positive contribution to the special interest, character and appearance of a Conservation Area will be encouraged, thereby preventing harm through the cumulative loss of features which are an asset to the Conservation Area.

EH11 Listed buildings

Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:

- conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;
- respect the building's historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context; and
- retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form.

EH12 Traditional Buildings

In determining applications that involve the conversion, extension or alteration of traditional buildings, proposals will not normally be permitted where this would:

- extensively alter the existing structure or remove features of interest;
- include extensions or alterations which would obscure or compromise the form or character of the original building.

2.1.3 West Oxfordshire Design Guide

WODG 14.1 – Extensions and Alterations (extracts)

Many properties need altering or enlarging from time to time in order to meet the evolving needs of successive

owners; and most (though not all) offer scope for both types of change. Whether, or to what extent, alterations or extensions are possible will depend on the individual context of the property in question; with the success or otherwise of such changes dependant both on a thorough understanding of that unique context and on the design approach subsequently adopted.

As an overarching principle, the scale, form and character of the original property should be sympathetically reflected in any proposed changes.

There is no fixed rule for the extent to which a property can successfully be enlarged; every property is different. In general, however, any extension or accumulation of extensions should remain clearly secondary and subservient to the original property. Extensions which would, through their scale and massing, result in the primacy of the original property being eroded or lost altogether should be avoided. An extension or accumulation of extensions which would double, or more than double, the existing volume, is unlikely to be supported. Extensions will usually need to be secondary in terms of footprint, height and volume.

WODG 14.3 EXTENSIONS: FORM

Two aspects of the design of a property are particularly important when considering a traditional extension: the building span and the roof pitch. The span of the extension should match, or be less than, that of the original property, and it should not generally exceed the span of the original property. The roof should be of a similar pitch. While domestic extensions in West Oxfordshire vary greatly in form, the following are the three most common forms of traditional domestic extension found in the District:

1. single-storey pitched roof form, either aligned with the ridge or projecting at ninety degrees, generally from the rear elevation
2. two-storey pitched roof form, either aligned with the ridge or projecting at ninety degrees, generally from the rear elevation; and
3. single-storey lean-to form, generally projecting from a rear elevation, though sometimes from an end-gable



Figure 1 - Rear 2 storey extensions



Figure 2 – 2 storey side extension

Example images in the West Oxfordshire Design Guide 14 for Extensions

WODG 14.4 EXTENSIONS:TRADITIONAL OR MODERN

Although a well-designed traditional extension, in terms of its form, details and materials, is generally a successful approach when seeking to enlarge a traditional property, it is not the only approach.

A well designed and well executed modern extension can also be successful – not least because it has the potential to clearly express a new chapter in the story of the property through being clearly differentiated from the existing structure.

A modern design approach can be expressed through untraditional or modern forms, details and materials, or use of materials. A successful modern extension is arguably more difficult to achieve than a successful traditional extension, as the former will diverge in its design language from that of the original property.

For a modern approach to be successful, it is crucial that the design intention is clearly expressed. If the design appears unresolved – for example because it falls uncomfortably between modern and traditional – it is unlikely to be successful. The relationship between old and new is crucial, with the junction between the two, and how this is handled, especially important.

2.2 Kingham – Conservation Area

The Kingham Conservation Area was established in 1986 and West End sits within the established Conservation Area.

2.3 Design -

2.3.1 - Massing and Form

The proposed scheme seeks to create a high quality, low impact property by altering the existing property to replace the existing non-traditional single storey extension form from the back of the property and replace this with a traditionally inspired form with a contemporary twist with the stone facing walls and oak frame construction.

The extension to the rear is firstly not impacting the views of the property from West End and is a subservient form which follows the WODC design guide in massing, scale and form as shown in Figure 1 above which shows an extension with the same eaves level but a much lower ridge height than the main roof.

The use of stone to the outer flanks is in keeping with the character of the main building (unlike the existing extension in cast stone blockwork)

The oak frame detailing provides a similar contemporary twist to the 2015 approved scheme for rear oak frame extension to Mount Farm in Kingham (as below)



To the front a new porch is proposed, this is very similar in form to the one at the end of the row of cottages

although not so large and with a steeper pitched roof to allow for slate to be installed.



To the rear a new dormer to be formed to the second floor bedroom and a new heritage rooflight installed to provide natural daylight to the central stairwell area. Dormers are common in this area to the front and rear elevations and the proposed dormer is to be of a similar form.



Existing dormers to the rear of the neighbouring cottages and to the newer houses in the adjacent area.

Outbuilding – alterations to be made to provide privacy to the Ancillary building by positioning the double doors on the side elevation rather than facing the main (and public) path. 2 smaller windows to be retained in the timber panel elevation for daylight.



2.3.2 Layout, Appearance and Materiality

The main cottage fabric is to be retained and renovated where necessary, the mix of steel framed and multi-pane timber windows are to be replaced with painted timber casement windows more in keeping with the West

Oxfordshire Design Guide with 2 pane casements.

The porch and side walls to be built of stone to match the porch structures to the cottages along the lane so the building will be in keeping with the material palette of this local area.



Typical random coursed stonework in lime mortar and “typical” wood casement windows.

2.4 Planning History to Cider Press Cottage, No.5 West End, Kingham

18/02292/HDD - Refurbishment of existing outbuilding, including re-roofing using blue slates, to be used as ancillary living space. (Part Retrospective).

2.5 Relevant Previous Applications and Approvals in the local area

23/00188/HHD - Little Orchard, Church Street, Kingham

Internal and external alterations to dwelling, demolition of existing outbuildings and single storey extension, creation of parking area to side and erection of two-storey extension and new storage building (amended plans)

21/02002/HHD - 2 Orchard Way, Kingham

Erection of single and two storey extensions together with new pitch roof over existing living room, changes to fenestration and insertion of various rooflights.

15/03236/HHD – Mount Farm, Kingham

Two storey extension (with Basement) to side elevation and Single storey extension to side. Conversion of outbuildings to ancillary accommodation, offices and workshop areas.

3.0 Access

3.1 Vehicle and Transport

There are no changes to the Vehicle parking or access. Parking is on the road for this area with a footpath to the fronts and rears of the properties.

3.2 Inclusive Access

The scheme will provide level access to the Ground floor area, level access to the Ancillary building and level access to the proposed ground floor WC. There are existing stairs to the upper floors which will not be altered.

4.0 Sustainability

4.1 General Strategy

Although not part of the Planning submission there are proposed works to insulate the ground floors and provide underfloor heating to the property with insulation.

The new extension will be built to current standards providing an insulated addition to the side of the property.

The new windows will replace single and old double glazing to reduce heat loss and the porch will provide a buffer area to reduce the heat loss through the gaps in the direct to outside doors (currently 2 front doors).

The rooflight to the central stair will reduce the need for artificial lighting also in line with National and Local policy.

5.0 Conclusion

The proposed alterations and extension to Cider Press Cottage, No.5 West End, Kingham seek to maintain and enhance the traditional setting whilst replacing the existing non-traditional extension with a new form designed in a subservient and sympathetic form, with massing and proportion in accordance with the method of extension described in the West Oxfordshire Design Guide and using both traditional and modern detailing, as demonstrated by the guidance extracts and in compliance with all the National and District Council Planning Policies for extending an existing non-listed property in the AONB and Conservation Area setting.