

## **DESIGN & ACCESS STATEMENT**

**SITE:- Burford Town Bowls Club, Tanners Lane, Burford, Oxon,  
OX18 4NA**

**CLIENT:- Burford Town Bowls Club**

### **Proposed Development:-**

Proposed Single Storey Flat Roof Extension

### **Full Planning Application**

**Drawing Nos:-** 2401-01-Survey  
2401-02-Proposed  
Site and Block Plan

**Date:-** February 2024  
(revision A)

## **Introduction**

Burford Town Bowls Club is within an AONB and in the Burford Conservation Area and is situated in close proximity to the towns playing and sports fields, adjacent a Childrens Nursery, Sports Pavilion and Hall.

It is intended to construct a single storey flat roof extension to the Bowls Club and provide additional floor space for playing indoor bowls during the Winter months.

## **Description**

The proposed extension would be constructed with concrete blocks on the east and west elevation to match existing bedded and pointed in cement/lime mortar. The concrete blocks will be salvaged from the existing wall that will be removed. The south elevation will be concrete blocks with lime render finish externally. The new flat roof over would be covered with EPDM roofing felt with lead grey finish.

The new external door will be timber FL&B with timber frame.

The rainwater goods would be Upvc on support brackets to match existing.

The proposed extension will not affect the neighbouring properties and does not affect their amenity area, right of light, is not over dominating and due to the area of the site, will sit comfortably in this location.

The internal layout remains open and accessible to people of all abilities, and the requirements of Part M of the building regulations are taken into consideration within the design.

The size of the new extension is 7.000m x 2.900m on plan, with an overall height to the top of the flat roof is 2.550m

The proposed new extension will enhance the appearance of the area as it will be constructed in a traditional manner using material to match the existing. The proposed extension is subservient to the existing club house both in scale and proportion, and would enable emergency services access all around the site.

## **Access**

The existing vehicular access will be retained and the existing drive and hardstanding area is covered with gravel.

## **Planning Policy**

The planning policies of the West Oxfordshire Local Plan 2011-2031, policies OS2, OS4, and the advice given in the West Oxfordshire Design Guide and the NPPF, have been the basis for preparing this scheme.

OS2 Locating Development in the right places

OS4 Good Quality Design

## **Statement of Heritage Significance**

### **Burford.**

The name of Burford indicates that it was a fortified settlement, a burh in Anglo-Saxon English, to protect a ford across the River Windrush between Wessex and Mercia. But when this was built is not recorded but thought to have been in the period 890 to 930AD during the reign of Alfred the Great, his son Edward or grandson Athelstan. A synod was held in Burford in 685AD and a battle between the West Saxons and Mercians took place in 752AD with the Saxons as the victors.

At the time of the Conquest in 1066 the manor of Burford was in the ownership of the Godwin family but as King Harald Godwinson lost the Battle of Hastings it passed to Bishop Odo, William's half-brother.

When William I died in 1088 Bishop Odo thought he should be king and rebelled against William II. Bishop Odo was unsuccessful and sent back to Bayeux. William II gave the manor to Robert FitzHamon, one of his loyal Norman knights, and he granted Burford a charter as a trading town at sometime between 1088 and before his death in 1107.

Burford was permitted to establish shops, markets and charge tolls on through traffic.

### **History of Bowls Club**

Burford Town Bowls Club was created in April 1931. The founders, Chairman Mr Piggott, Secretary Mr Soanes, President Dr Cheatle and the Treasurer Mr Porter formed an enthusiastic committee, and within a month they had 39 members (all male, although members were permitted to bring wives and lady friends to watch games!). Of course, it was not long before the women wanted to join in. In 1934 it was decided that ladies be allowed to play between the hours of 2pm and 5:30pm every weekday.

Six months later, and such had been the success of this decision, that the week was divided up with two days for the ladies, two days for the men, and two days mixed play.

The records from that period do not give much information about the success of club matches during that first season, what is clear, however, is the huge effort was made to

construct and maintain the green; they rolled, they weeded and fertilised. Mr Reavley, a prominent member, donated 28lb of Sulphate of Ammonia towards this. They put up a fence and they bought Green mats and Shoe slips, the club was moving forward.

The club moved along quite happily, one successful season followed by another, the green improving in quality and the member reaping the benefits with a host of successful tournaments. There was a break during the war years but the club was resurrected soon after and came back stronger than ever.

After the hardship of the war years, recreation was more important than ever before, and the committee were keen to improve facilities at the club. In 1954 Burford Playing Field Committee granted £350 to the bowls club for the construction of a timber clubhouse. It was a modest building, heated by a gas stove and lit by a storm lamp. It lasted a full nine years, being replaced in 1963 by another wooden structure, this one survived until the current clubhouse was opened in 1995. The build was partly funded by a lottery grant, and a lot of fundraising by members.

With modern luxuries like electricity, running water, and toilets, this was change on an epic scale. These facilities now enable the club house to accommodate visiting teams, social events and private parties. It is now used by many local groups as meeting place and function room and is a great benefit to the people of Burford.

### **Justification**

The proposals are to construct a single storey flat roof extension to the Bowls Club and provide additional floor space for playing indoor bowls during the Winter months.

The area where the new extension is to be sited is just waste ground and is better utilised for the enjoyment of club members as previously mentioned above.

**Photos**



Existing South Elevation



Existing East Elevation