

PROPOSED ROOM IN THE ROOF,
SINGLE STOREY REAR EXTENSION
AND INTERNAL ALTERATIONS
AT
24 ROSAMUND ROAD WOLVERCOTE
OXFORD OX2 8NU

Design and Access Statement

3rd FEBRUARY 2021

History

The house is one of a pair of semi-detached, built in the late 50s as part of a large housing development on the north of Wolvercote, outside the conservation area of Wolvercote and Godstow. It has suffered several extension and alteration attempts and is in an appalling condition. It was extended rearwards in the past with a single storey garden room.

Solar panels are fitted on the front roof (SW), rear roof (NE) and the SE roof of the rear extension.

Site

The site is ostensibly flat with a long rear garden bounded by 1.8m high close boarded fencing. There are two dilapidated timber "summer houses" and the garden is rough and overgrown.

The front area is paved for parking.

Proposals

The existing staircase will be replaced with new, set away from the front entrance door to allow more space in the hall and will finish at the existing first floor landing. The stair will continue up to the proposed roof conversion via a new landing formed from the ante-room to existing bedroom 1. The partition to bedroom 1 will be repositioned to afford more space to the new bedroom 2.

With the loss of the ground floor shower room, a w.c. will be formed under the new staircase.

The existing staircase to the roof space will be removed and the wall to existing bedroom 2 reinstated with a new door.

The roof is to be converted, with a new box dormer on the rear slope, to form an ensuite bedroom with a new staircase access. Limitations in headroom will necessitate lowering the first floor ceiling by 150mm and the change from hipped roof to gabled on the north side..

On the ground floor a new opening will be formed in the partition between the front sitting room and living room and fitted with sliding doors.

The existing chimney breast in the living room will be removed as will the chimney breast in the bedroom above.

Rearwards, beyond this point, all of the existing walls, with exception of the piers necessary for structural integrity, will be removed to create an open plan space for the kitchen, dining and living uses.

The main body of the house will be extended by 3m in single storey which will feature corner glazing and sliding folding doors to the garden.

The existing roof over the dining area will be replaced with a flat roof with a parapet to the existing south wall against the neighbouring property and around the new extension.

There is an existing problem with dampness in this south wall due to the single storey pitched roof of the neighbouring property falling towards it with an ineffective rainwater gutter.

This will be addressed during construction and a lead lined box gutter with an efficient outlet formed at the junction of the wall, in agreement with the owner of the neighbouring property.

A Velux multipane rooflight will wrap around the existing bedroom 4 south and east walls to permit good natural light into the heart of the dwelling.

Externally, the two existing summer houses will be removed and replaced with purpose built home office set against the north boundary towards the rear of the property. There will be a small kitchenette and toilet facilities. Ms Edwards, the client is a costume designer and needs much dedicated space for her work.

The garden will be reinstated with a patio in permeable paving, a footpath link to a small permeable paved area at the home office. Grass and planting will be to the owner's design.

The existing solar panels on the front roof will be retained and supplemented by three extra panels to complete the rectangle facilitated by the new gable on the north side. This will obviate the need for further panels elsewhere.

SUSTAINABILITY

Access

Pedestrian and vehicular access are not affected by the proposal and there will be no change or intensification of use.

Doors will be easily, visually distinguishable from their surroundings. Handrails and door handles will be shaped for ease of grip and, along with light switches and socket outlets, will be positioned between 450 and 1200 high for ease of reach.

There are no rights of way or public access affected by the proposal.

Biodiversity

The urban nature of the site suggests that a biodiversity statement will not be necessary. The site is not in a flood plain.

Daylight and Sunlight

Daylight and sunlight will not be affected by the proposed works. The extension and home office are single storey and will have no negative effect on neighbouring properties.

Energy and conservation

The contractor will be encouraged to responsibly source local materials and use energy efficient lighting. He will also be advised to show a commitment to employ the best practice, site management principles.

Drainage

The new en-suite shower room will be connected to the existing on-site foul sewer system. The development is not expected to influence or intensify the rate of flow. Rainwater will be to the existing stormwater system.

Basic building elements of construction will be from responsibly sourced materials as will finishing elements and a Green Guide for Housing Specification rating of 'A' will be strived for in all building elements.

Conclusion

The proposal will greatly ease the lack of space problems and will enhance the standard of living for the occupants. Ms Edwards will have plenty of working space which will obviate the need to clear her work away at the end of her day.

The dwelling, as it stands, is a mess and will benefit greatly from the proposals both aesthetically and structurally and will be a great relief to the neighbours.