

## DESIGN + ACCESS STATEMENT:

### 17 Cox's Ground. Oxford OX2 6PX



*View from road*

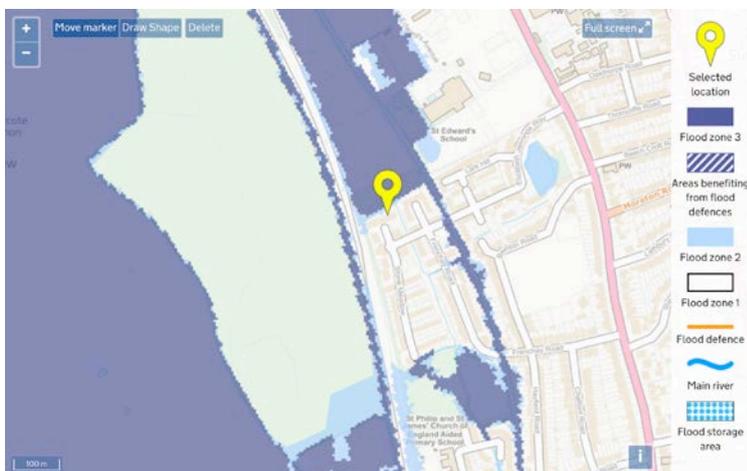


*View from rear garden*

#### 1. SITE CONTEXT:

17 Cox's Ground is a 4 bedroom, 3 storey town-house located within the Waterways development in North Oxford. To the front of the property is parking for up to three cars, the rear garden is laid to lawn and is enclosed by a 1.8m high close boarded fence. To the rear of the garden is a path that leads to the road.

The house walls are red brick with Victorian styled upvc windows under a plain concrete tile roof. At ground floor is an integral single garage plus a kitchen and north facing conservatory that opens onto the rear garden. The living room is on the 1<sup>st</sup> floor. When the property was originally granted planning consent Permitted Development rights for further alterations were removed. The property is not listed and is not within a Conservation Area.



*The site has not been identified as being at risk of flooding.*

## **2.0 PROPOSAL**

This application seeks approval convert the garage into a habitable room, remove the conservatory and construct a single storey rear extension.

### **3.0 Brief / Design:**

One of the Applicants works from home and has done so prior to recent Government guidance. The Applicant requires a dedicated work-space. The conversion of the garage into a study will create a suitable working environment. The existing up and over garage door will be removed and the aperture partially bricked in. Two new windows will be added in a style to match the existing property. The floor will be insulated and the finished floor raised to match the adjacent areas. The bicycles that are currently stored within the garage will be relocated to a dedicated bike store within the rear garden.

The existing kitchen is cramped and the connected conservatory is a source of either heat loss or gain depending upon the season. This application seeks to remove the conservatory, construct a new single storey rear extension and increase the width of the opening to create a single living, dining, kitchen space. The extension will extend approximately the same depth as the existing conservatory but will go the full width of the property. Facing the garden will be a pair of sliding / bi-fold doors set within a red brick wall. At roof level a lantern will add further natural light to the space. A number of designs for the roof were explored, due to windows at first floor it was decided that a 'flat roof' behind a parapet would be the most elegant solution and will avoid awkward and unsightly junctions at abutments.

### **4.0 LANDSCAPING / BIO-DIVERSITY/ ENVIRONMENT / DAY-LIGHT ASSESSMENT.**

To the rear of the conservatory a modest area of patio will be retained, the remainder of the garden will be lawn. No known natural habitats will be disturbed as part of the works. The extension will be constructed to meet current Building Regulation standards, due to the significant reduction in glazing the heat loss from the building will be substantially reduced. Due to both the orientation of the extension and existing structures to either side there will be no reduction of sunlight entering either of the neighbouring properties.

## **5.0 PARKING / ACCESS :**

The conversion of the garage will result in the loss of one parking space. It should be noted that the garage is currently used to store bikes; as part of the works a new bike store will be added to the rear garden.

The floor level of the ground floor will be level throughout. The creation of a ground floor living space will be particularly beneficial for guests with limited mobility who are currently required to climb the stairs to the first floor living room.

## **6.0 SUMMARY**

- The proposed design addresses the needs of the Applicants.
  - The selected materials are appropriate to the property.
  - No known natural habitats are affected by the proposals.
  - There will be no over-looking as a result of the works.
  - A number of nearby properties have benefited from very similar projects.
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