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## DESIGN AND ACCESS STATEMENT

37 Rutherway,  
Oxford  
OX2 6QY

### 1.0 Description:

1.1 The property is an end of terrace 3 storey house, built in about 1996 at the start of the Waterside Development by Berkley Homes on the old Lucy Ironworks site. It sits at the southern end of a terrace of 4 attached dwellings and is typical in size and design to other properties on Rutherway.

1.2 The rear garden is east facing with a south facing gable wall around 2.0M from the gable of no. 35. There is a boundary between the 2 properties running half way between the 2 gables. A close-boarded timber fence separates the 2 gardens.

1.3 The garden is elevated above the towpath to the canal and is not visible from the public realm.

1.4 The property shares a party wall with no.39, a close-boarded timber fence separates the 2 gardens.

### 2.0 Proposals:

2.1 It is proposed that a single storey garden room is constructed to the rear of the house with an external dimension of 4.0M from the existing rear wall to the new cavity brick wall. The existing garden depth is around 11.9M, (the site tapers slightly).

2.2 The extension is to have brick walls to the north, south and east with an east facing, re-used Schuco aluminium bi-folding door providing light to the space. The southern wall is to have 2no. similar slit windows, these will not effect the privacy of no.35 as they are within the 'shadow' of the existing garden fence.

2.3 The elevation to the north is to be in brick and would be built within the boundary line between the 2 properties. No guttering or rainwater goods will overhang. The wall is on the boundary to a height of 1.86M - the height of the existing garden fence and set-back 0.35M from the boundary above this level. This arrangement avoids the inaccessible dead space between a set-back wall and the boundary fence which would result from setting the whole wall back by 0.35M. The resulting internal space would be used as storage. The wall on the boundary to no.39 would also be in a more attractive brick finish.

2.4 The roof is to be pitched with a central ridge and a roof light on the south facing pitched element. In early design stages a flat roof was considered with parapets to 3 sides but on balance a pitched roof was thought best aesthetically. The height of the pitched roof would be 2.65M to the gutter level.

2.5 Internally there are a few minor amendments: the existing wall to the south would have its opening width increased and a door would be added between the sitting room and the existing kitchen.

2.6 The boundary fence between no.37 and no.39 will have to be altered as a consequence of these works. It is proposed that the whole length of the fence is replaced to achieve uniformity. This will be of good quality and will match the existing height of 1.86M.

2.7 The existing pair of access gates will be retained insitu to the gardens of no.37 and no.35.

2.8 To the front of the house there is shared amenity space including gardens and parking around 11.0M deep.

### 3.0 Precedents:

3.1 A number of properties have successfully constructed rear extensions in this 'terrace', notably no.s 1, 13, 17, 21, 25, 29, 33, and 41.

3.2 At No.1 Rutherway an extension has been approved and constructed where the new north facing brick boundary wall is 5.0M long. It appears to be 0.35M from the shared boundary 'red' line. It is acknowledged that the garden to this property is longer than is typical elsewhere in the area, however, it has constructed this wall to the south of no.3.

3.3 The most relevant recent application is that approved at no.29. We have followed the principles agreed there but have gone for a building length of 4.0M. We believe this is supportable due to:

- the approach adopted at no.1 - the 5.0M wall on the eastern boundary of no.3
- the fact that the garden to the application site is longer than that at no.29. The rear gardens splay out in plan. Also the arrangements for garden access show that in terraces of 4 houses, the middle 2 are reached by pathways which effectively take around 1.5M off the length of the end of terrace gardens.

3.4 The resultant garden at no.37 would remain around 7.9M deep. It is felt that the remaining space would be more than adequate for amenity needs and equates with garden depths elsewhere on the estate.

3.5 In addition, at no.11 Plater Drive a 5.0M long boundary wall was approved in the construction of a new conservatory. (Application no. 04/01567/FUL). The orientation of the properties is similar, as is the relationship to adjoining occupants.