



Project Name:	7101 - Rear Extension to Form Replacement Double Bedroom		
Project code/JN:	7101	File name:	7101-HAB-RP-A-01
Client:	D Rawcliffe		
Document:	Design and Access Statement		
Date :	15/03/2021	Revision	P02 15/03/21

## Outline of Proposal

Single storey extension to form new ensuite bedroom along the rear south-west elevation. Internally accessed via the kitchen-dining. Double pitched roof with single hip end. The extension replaces an existing lean-to conservatory.

## Site Context

The existing property is detached two bedroomed bungalow from circa 1960s. The property is orientated roughly at 45 degrees along Hawkswell Gardens, within a triangular shaped plot. It shows two 'front' elevations to the street, with most of its gardens and grounds towards the front of the property. It has a single width attached garage towards the front which is covered by a felted flat roof. A lean-to upvc conservatory has been added as a later extension along the rear south-east elevation.

The external walls are mostly of machine made exposed reddish clay brick with a timber boarding finish gable end to the westerly elevation. The covered entrance porch and chimney are formed in natural cut stone walling. The former has a flat roof covering. The main body of the house has a pitched cross gabled roof arrangement and covered in grey concrete pantiles. The windows and doors are mostly white frame upvc.

The grounds are enclosed by a low-level brick wall along the main street frontage. The two other boundaries forming the triangular plot are enclosed mostly with timber fencing. A short section of masonry wall completes the boundary along the north-east edge, near the garage.

The property is part of the larger Hawkswell Gardens development of the same period. A considerable variation of property sizes and styles can be found along the street frontage with most properties arranged within irregular shaped plots. The external appearance of the majority of properties remains that of exposed brick, low angle pitched roofs and white frame upvc windows.

The proposed extension will replace the existing conservatory, which currently is in a bad state of repair.

The original dwelling remains unaltered. The following planning records have been found at the Oxford City Council planning website,

58/06989/A\_H  
1-39 (odd), 2-20 (even) Hawkswell Gardens - 17 houses and garages for private cars, one three storey, block of seven flats and 2 blocks of six garages | Site Of 1-17 Hawkswell Gardens Oxford OX2 7EX  
Aptovved 27 May 1958

60/06989/AB\_H  
2 Hawkswell Gardens - Bungalow and garage (Revised) | 2 Hawkswell Gardens Oxford Oxfordshire OX2 7EX  
Approved 9 February 1960

## Design Principles

The applicant wishes to enlarge the current accommodation with an additional bedroom space, an ensuite shower and additional footprint to accommodate flexible living space for visiting guest and family members.

The extension will sit towards the rear of the property with minimal visibility from Hawkswell Gardens due to the property's orientation to the street and the well established landscaped gardens. It is away from immediate neighbouring buildings of the properties along Lonsdale Road.

The single storey arrangement and design language of the existing building will be continued on the new external fabric of the extension.

The new pitched roof continues the existing design features over the extension by creating a reflected dual pitched cross roof. A small area of flat roof along the proposed ridge will level it with the opposing roof to the north.



A new hipped roof design feature is bien introduced to reduce the mass and visual impact of the extension. This minimises the effect of the new building mass over the side passage and beyond over the rear gardens of the properties along Lonsdale Road.

The property will remain fully detached, maintaining pedestrian circulation around the back and towards the garage.

**Access**

No alterations to vehicular or pedestrian access are necessary.

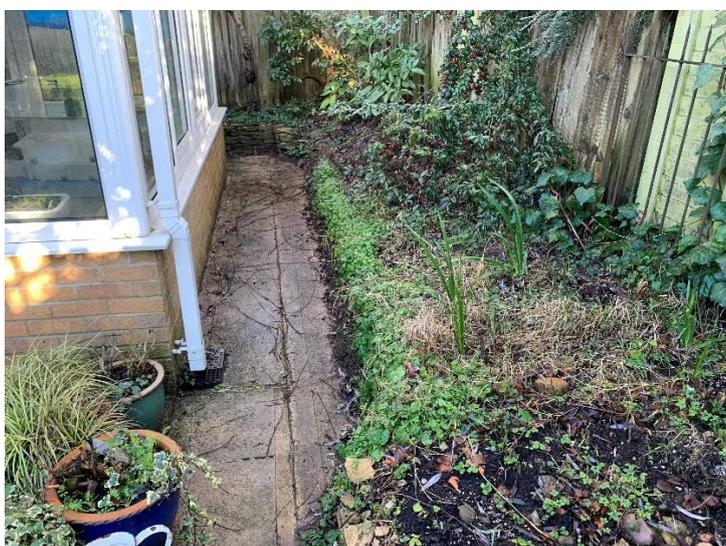
## Existing building photographs



Front gable façade (with proposed site beyond to the rhs)



External view of existing conservatory



View of side passage looking East



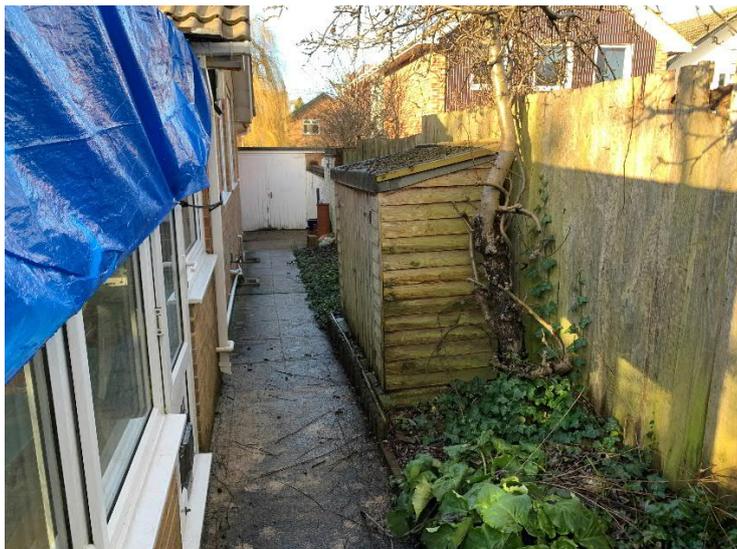
Side passage looking West towards Hawkswell Gardens



View from SW corner of conservatory towards H Gardens



Garden view towards south boundary



View of rear passage towards garage



Internal view of conservatory (1)



Internal view of conservatory (2)

END