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**46 FRANKLIN ROAD
OXFORD**

DESIGN AND ACCESS STATEMENT

The primary proposal is for a two-storey extension to the front of the dwelling (which would encompass the existing Porch and Garage projections), to allow a more generous Principal Bedroom, generally improve the sanitary provision at first floor level, create a Utility Room and an improved, more accessible, entrance area. There would also be modest alterations to the rear elevation, to create an additional sitting space at first floor level (the Solar), and alterations to the new, and existing, fenestration.

The two-storey extension to the front of the house has been designed to ensure that the face of the new work would line with the face of the recently approved front extension to No.44 Franklin Road (16/00131/FUL refers), whilst ensuring that the proposal would not encroach upon the 45° daylight / sunlight lines (see later section). The eaves height of the proposed works would line with that of the existing house although the proposed ridge line would be lower than that of the existing roof . to ensure a degree of subservience.

Two small windows are proposed at first floor level to the South East flank of the two-storey extension; these would not overlook any windows or private spaces at No.48 Franklin Road and would reflect those permitted for the extensions to neighbouring properties. Two new windows are also proposed, at first floor level, to the North West flank : these would serve the new Shower Room and Family Bathroom. The adjacent, existing window serving the current Shower Room would be altered to match the new windows by lowering the level of the sill. Although the nearby flank wall of No.44 Franklin Road would prevent any overlooking issues, these windows would all be obscure glazed for privacy.

A glazed extension to the existing Porch is intended to create a more accessible main entrance area (for possible future mobility requirements), whilst the cantilevered design of the first floor (which would create a generous sheltered porch) would facilitate the introduction of a level threshold to the main entrance door.

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An extension to the existing Garage would allow space for an adjacent Utility Room, whilst maintaining a garage space which would comply with *Oxfordshire Highways* preferred minimums of 3m wide x 6m long. Alterations to the existing driveway would allow space for an additional vehicle to be parked within curtilage, with both the new and existing driveway surfaces laid using fully permeable materials. Any surface water discharge would be directed to a rainwater harvesting facility, or soakaway, to avoid discharge onto the highway.

The secondary proposal, for alterations to the rear elevation, could . we believe . be considered Permitted Development, but has been included as part of this Application in order to fully clarify the Applicants overall plans for the property.

An oriel bay is proposed, in lieu of the current Bathroom window, to add interest to the rear elevation and create space internally for a Solar (or quiet contemplative space) overlooking the private garden to the rear of the house. The bay would be encompassed by the existing eaves overhang of the main roof and would be complemented by a new panel of boarding beneath . which is intended to balance the fenestration, whilst serving to conceal the existing surface mounted drainage from the Kitchen.

The existing dwelling has been constructed of facing brickwork and a matching brick would be used for the alterations to the Garage. It is proposed that the first floor extension, oriel bay and associated panel be faced with weatherboard . in order to bring relief to the, otherwise monochrome, elevations. This approach has been successfully used at No.54 Franklin Road (which is partially tile clad) and, extensively, for the buildings at Rye St. Anthony School to the rear of the site. All new roof tiles would match those of the existing dwelling.

The access to the main entrance would be improved by these works . as described above . and the extended Garage could accommodate a vehicle and cycle storage. The existing side access path would be maintained, to facilitate transfer of the refuse and recycling bins from the rear of the property for kerbside collection.

DAYLIGHT AND SUNLIGHT CALCULATION

The applicants are aware of the *Sunlight and Daylight (45°) Rule* contained in the Adopted Local Plan, and its relevance to the properties at Nos 44 and 48 Franklin Road. In accordance with the requirements of this ruling, notional lines have been shown on plan (drawn at 45° from the closest windows which serve habitable rooms of the adjacent dwellings) and we note that this proposal would fully meet the requirements.