

## Design and Access Statement for 53 Park Town, OX2 6SL

### INTRODUCTION:

Works at 53 Park Town were granted planning approval and listed building consent in March this year, references 22/02682/FUL and 22/02683/LBC. The purpose of this application is to seek approval for further works/minor amendments to those listed in the approvals.

### ADDENDUM TO HERITAGE STATEMENT:

The additional works will include the following:

- Removing the late 20<sup>th</sup> century concrete floor and wall plaster to the lower ground floor room.
- Changing French doors to the rear elevation to a window set within the existing opening. This is in order to retain the area of higher external ground immediately adjacent and avoid underpinning.
- Retaining the front two rooms on the top floor as bedrooms.
- Inserting a small ensuite to the rear bedroom on the top floor, formed in timber-panelled walls of demountable construction. There is a basin already in this location within this bathroom and thus the pipe-work routes already in place.
- Installation of timber panelling to the internal walls of the lower ground floor with air gap behind to allow for natural drying out of the original walls and negate the need for tanking.
- Installation of Limecrete floor with under-floor heating pipes to lower ground floor.

The works are minor amendments to the granted permissions and will allow for a more sympathetic and less intrusive refurbishment:

- The ducting/pipe-work to the top floor ensuite will follow the existing waste routes rather than introducing waste routes to the front of the house, which would be more disruptive to the historic fabric.
- Amending the approved French doors to a window will allow for the retention of higher ground immediately adjacent to the garden wall and retain the proportions of the existing opening.
- The floor and wall treatments proposed to the lower ground floor will be more in keeping with the original construction of the house than the existing 20<sup>th</sup> century installations.

### LANDSCAPE AND BOUNDARY TREATMENTS:

N/A.

### ACCESS:

No change required; to remain as existing.