

DESIGN AND ACCESS STATEMENT

11 Churchill Place.

Wolvercote. Oxford. OX2 8AW



View from Churchill Place



Rear view

1.0 SITE ASSESSMENT:

11 Churchill Place is a 2-bedroom semi-detached property arranged over 2 storeys. A single storey side extension has been added to the house along with a conservatory to the rear of the property. The walls of the house are finished in painted pebble dash render under an interlocking concrete tile roof. To the side of the house is a lightweight double garage – due to the size of the space it is no longer suitable for modern cars.

At the front of the house there is space for 2 cars along with a lawned area, the south facing rear garden is laid to lawn and is enclosed by a combination of hedges and close boarded fences.

The property is not listed and is not within a Conservation Area. In 2003 planning approval (03/00799/F) was granted for a two-storey side extension – the works were not carried out.

2.0 PROPOSAL:

This application seeks carry out the following works:

- New front porch.
- Removal of garage and rear conservatory.
- Construction of single storey side and rear extension.

3.0 BRIEF:

The Applicants have owned the house for over 20 years and now they are approaching their retirement they would like to carry out alterations and improvements to the property. The existing house is cold and draughty. The front door opens directly into the central hallway. The conservatory – during the summer months the space is too hot, in the winter the space is too cold. The garage is in a poor state of repair – it is thought the roof covering may be asbestos (it will be checked by a specialist prior to any building work taking place).

Due to subsidence to the house remedial work will be necessary in the very near future – the opportunity therefore would like to be taken to carry out all the building work as a single project.

4.0 DESIGN:

To the front of the house a well-insulated porch will be added. Natural light will be provided via front facing window – the door will face the parking area. The new porch will help to reduce the heat loss from the house.

To the side of the house the garage will be removed. A new single storey side extension will be added. The side extension will contain a studio that opens onto the rear garden and a storage area. The storage area has been designed in such a way that the room could be used as a bedroom in the future if the Applicants' mobility begins to fail.

The conservatory will be removed and replaced with an enlarged 'sold rear extension'. Two pairs of sliding doors will open onto the garden. Additional light and ventilation will be provided by rooflights. Within the south facing rear roof slope PV panels will be added. The external walls will be finished in a through colour render, the walls will be interlocking tiles to match the existing house. The removal of the garage will allow for a path to be added between the side of the new extension and the boundary with #10 Churchill Place.



Porch added to front

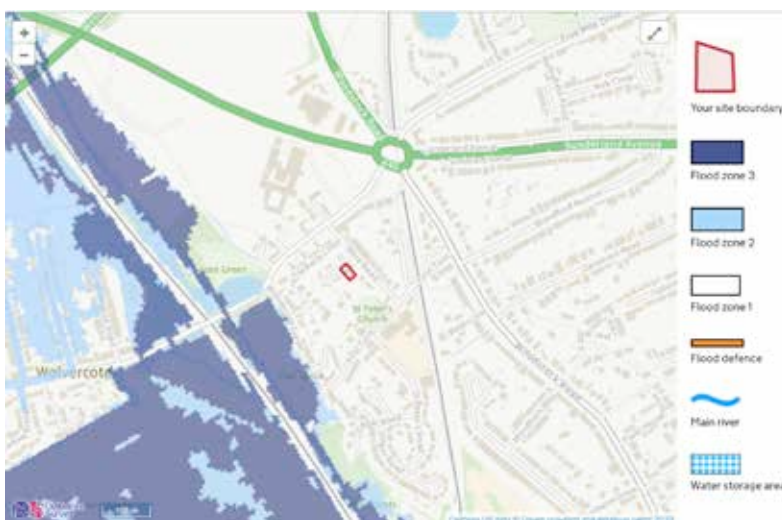


Garage removed.

5.0 ENVIRONMENT / BIODIVERSITY:

Two modest trees will be removed to allow for the extension to be constructed. The hedge between #11 + #12 will be cut back.

The work will be carried out to exceed current Building Regulations. In addition to the building work shown on the submitted drawings the applicants are aiming to take the opportunity to thermally upgrade the property. The existing windows will be replaced with high performance triple glazed units. Rigid external insulation will be added to the existing external walls and will be finished with a through colour render. In the roof space the existing insulation will be replaced and increased in depth. An EV charging point will be added to the front elevation of the extension. It is the long-term intention of the Applicants to remove the gas boiler and install an air source heat pump.



Flood map extract.

6.0 ACCESS:

The vehicular and pedestrian access to the property will not be affected by the proposals. The existing 'garage' is not sized to accept modern cars. There will remain on-plot for 2 cars. The house is in a sustainable location within easy walking distance of regular bus routes. Essential food and groceries can be purchased within 400m of the house.

7.0 SUMMARY

- The scheme provides the Applicant s with a property that will serve them well for the rest of their lives.
- The design allows for the uses of the spaces to evolve over time.
- The materials selected are sympathetic to the existing house and adjacent properties.
- No over-looking will be created by the submitted proposals.
- The thermal upgrading will help to reduce the carbon footprint of the property.
- The on-plot parking provision is unaffected by the planned work.