

St . John's College, Oxford

26 St. Bernards Road

GARAGE CONVERSION AND INTERNAL ALTERATIONS

PLANNING APPLICATION | DESIGN & ACCESS STATEMENT

December 2023

Prepared by TSH Architects



1.0 The Planning Application

1.1 THE PLANNING APPLICATION

This Planning Application relates to the site of 26 St. Bernard's Rd, Oxford. The application is for a garage conversion and internal alterations.

The proposal aims to significantly improve the use and arrangement of spaces, primarily by creating a generously sized ground floor living space within the converted garage.

A new wall will be constructed in line with the existing frontage and a new window will be installed to the front elevation to provide natural daylight to the newly created internal space.

1.2 PLANNING HISTORY

[Z1/24205/A_H](#) - Site Of 1-10 Arthur Garrard Close And 22-27 St Bernard's Road Oxford (Approved)

1.3 PLANNING APPLICATION DOCUMENTS

2023007-A-P-02-001- LOCATION PLAN (1:1250@A4)

2023007-A-P-02-005- BLOCK PLAN (1:200@A3)

2023007-A-P-03-100- EXISTING PLANS AND ELEVATIONS (1:100@A3)

2023007-A-P-03-110- PROPOSED PLANS AND ELEVATIONS (1:100@A3)



Street View of 26 St. Bernard's Rd

2.0 The Site

2.1 LOCATION

The site is located on St. Bernards Road, accessed from Woodstock Road to the north and Walton Street from the south. It is located within Oxford's Walton Manor Conservation Area. It is part of a small development of terraced houses, which date from the 1970's, which encompasses this small stretch of St. Bernard's Rd as well as the adjacent Arthur Garrard Close to the north east.

2.2 EXISTING SITE AND BUILDING

26 St. Bernard's Rd is within a row of 6 terraced houses and is currently a 2/3 Bedroom dwelling.



Location within Walton Manor Conservation Area - Site identified in red



Aerial view of St. Bernards Rd looking North

3.0 Design Strategy

3.1 PROPOSED DESIGN

Currently the living room is at first floor level within the front of the property, with two smaller bedrooms located to the rear.

By converting the garage, into internal ground floor space, the living room can be moved from first floor level to ground floor level, allowing for a better use of the space and flow within the property. The demolition of an internal wall and the inclusion of a breakfast bar between the proposed kitchen and living space will allow for the reception areas to be connected and function more efficiently.

Alongside the better arrangement of spaces, by removing the existing wall between the kitchen and garage, this will allow for dual aspect light entering the space, rather than just relying on north light within the kitchen and dining spaces as existing.

With the relocation of the living room to ground floor, a master bedroom can be created at the front of the property, while keeping the two existing bedrooms as existing.

At Ground floor level at present the rear of the property houses both a kitchen and dining space with only a small window facing out onto the rear garden.

As part of the application, the ground floor window and external door would be removed and replaced with a larger door, which would allow greater light into the space while also creating better connections with the garden. By raising the sill of the small window to the rear, additional kitchen worktops can run along the northern wall of the property, to directly look out upon the garden.

The existing windows are dated, non thermally broken metal sash windows and so provide poor thermal performance. As part of the proposal, windows throughout will be replaced with modern, sash style windows.



3.2 MATERIALITY AND APPEARANCE

The main area of new external material will be to the front elevation of the property in the form of the garage conversion. The materials chosen for this conversion will be red facing clay brickwork to match existing with a new casement window whose proportion will chime with existing windows.

3.3 ACCESS AND PARKING

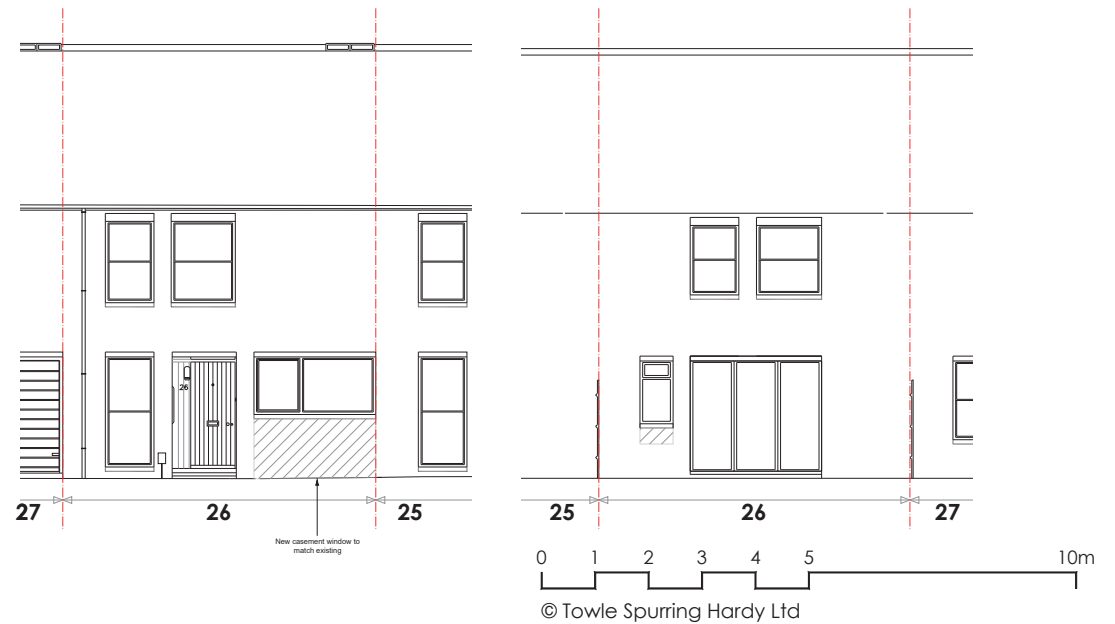
The site is located within easy access to local transport links, found on Kingston Road and Woodstock Road, allowing access to city centre and national transport links.

At just 2.4m wide, the existing garage cannot accommodate , and with an existing parking space upon the driveway, this proposal will allow for enlarging the internal living space and will also create better links with the external environs, without adversely impacting upon vehicular parking.

EXISTING ELEVATIONS



PROPOSED ELEVATIONS



4.0 Sustainable Design Strategy

4.1 DAYLIGHT & SUNLIGHT IMPACT

The proposed works will have no impact on daylight and sunlight to the neighbouring properties. There will be an increase in daylight into the property by the inclusion of new windows/doors to both the north and south façades. The new window within the garage conversion will allow for dual aspect light into the living and kitchen spaces.

4.2 NOISE IMPACT

With there being no change of use to the property, it is envisaged that there will be no increased noise generated from the site.