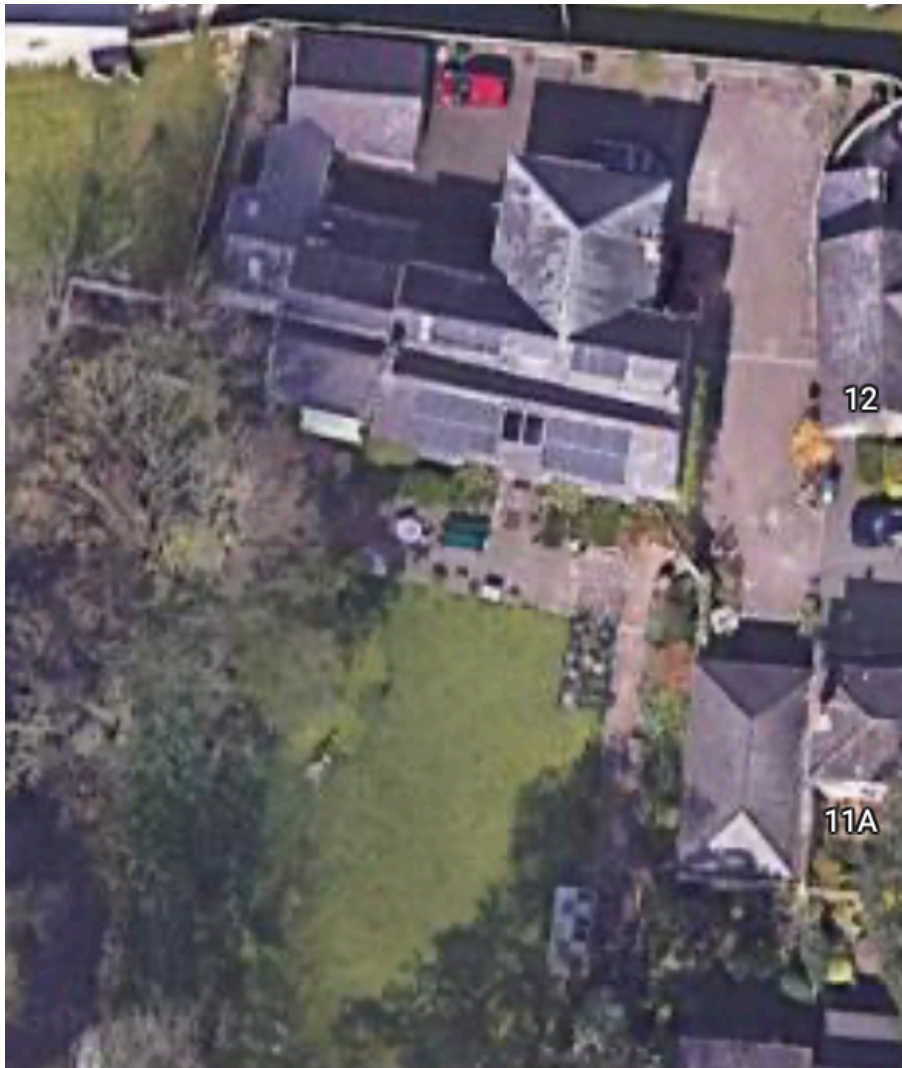


## Design and Access Statement

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For the proposed refurbishment and extension to Mill House Wolvercote to provide a self contained annex.

PERIOLI MAN  
ARCHITECTS



Aerial view of Mill House Wolvercote

## 1.0 Introduction

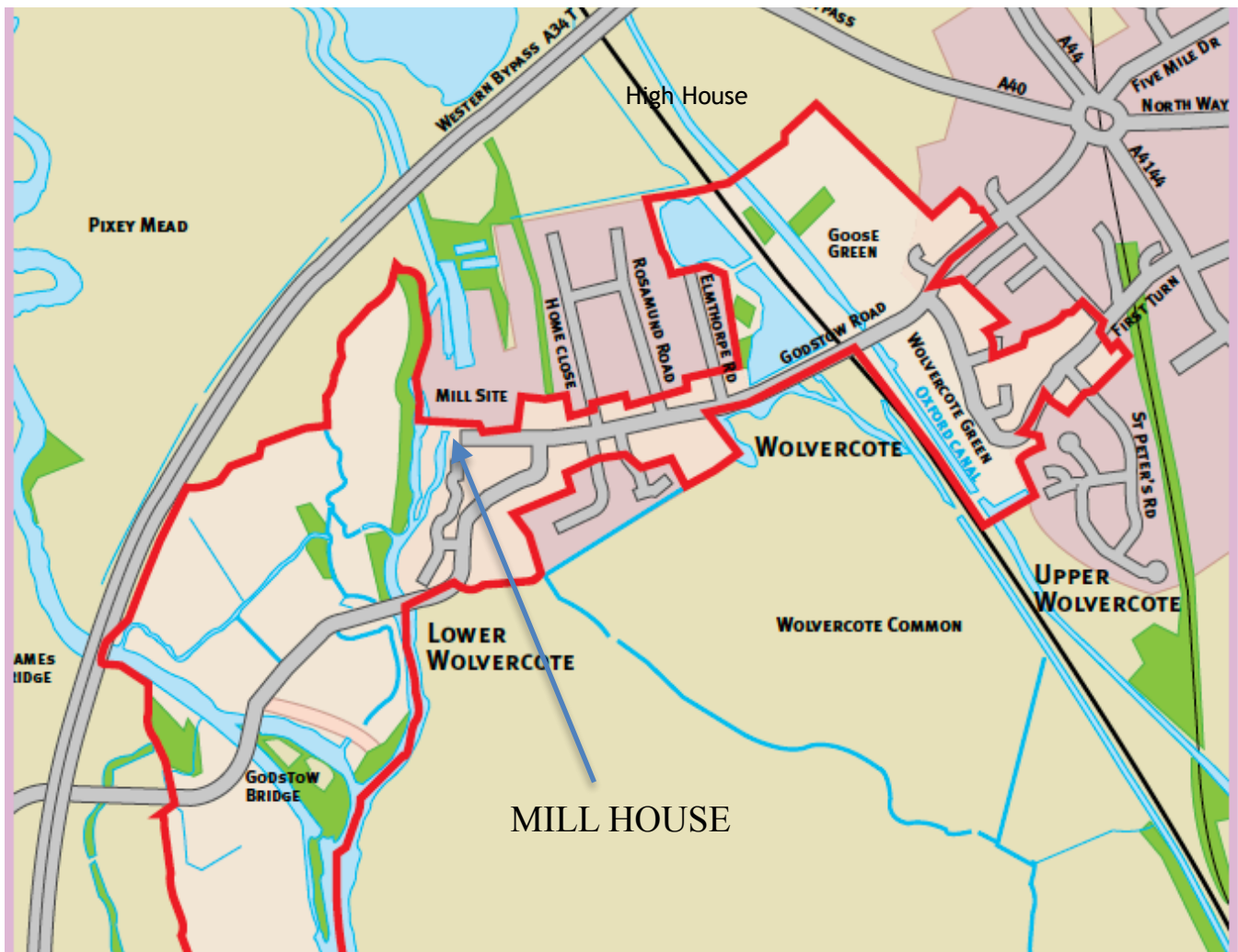
This statement is prepared in support of the Planning application to refurbish and extend the western section of the ground floor of Mill House to form a self-contained annex.

## 2.0 Site

Mill House is located within the Wolvercote with Godstow Conservation Area and is the last remaining building of the historic corn and paper Mill, dating back to 1616. The Mill house adjoins the mill stream situated in Lower Wolvercote.

*Not much more than a village today, Wolvercote first appeared in Saxon times and slowly developed into a settlement in the early 12th century following the founding of Godstow Abbey. The mill, part of the Abbey's endowment, was the force behind the development of Lower Wolvercote. Upper Wolvercote evolved on the higher ground around the church of St Peter.*

### WOLVERCOTE WITH GODSTOW CONSERVATION AREA



3.0 Existing Photos



Existing South Elevation



Existing East Elevation



Existing - Part East Elevation

20th Century glazed link to be taken down to form new extension.



Existing - North Elevation (north entrance to main house).

#### 4.0 Planning History

Works to 1no. Dawn Redwood, as specified by Mr Chris Adams in the Wolvercote Conservation Area.

Mill House Mill Road Oxford Oxfordshire OX2 8PR

Ref. No: 19/01302/ENT | Received: Wed 15 May 2019 | Validated: Fri 17 May 2019 | Status: Decided

Fell 1No Weeping Willow Tree in the Wolvercote With Godstow Conservation Area. Mill House Mill Road Oxford

Oxfordshire OX2 8PR

Ref. No: 14/02092/ENT | Received: Thu 17 Jul 2014 | Validated: Thu 17 Jul 2014 | Status: Decided

Prune 1No Mature Austrian Pine tree and 1No Birch tree in the Wolvercote with Godstow conservation area Mill House

Mill Road Wolvercote Oxford OX2 8PR

Ref. No: 14/00566/CAT | Received: Thu 27 Feb 2014 | Validated: Thu 27 Feb 2014 | Status: Decided

Single storey extension to side (west) elevation.

Mill House Mill Road Oxford Oxfordshire OX2 8PR

Ref. No: 09/00124/FUL | Received: Thu 22 Jan 2009 | Validated: Wed 28 Jan 2009 | Status: Decided

Proposed micro-generation installation Mill House Mill Road Oxford Oxfordshire OX2 8PR

Ref. No: 07/02795/PDC | Received: Wed 12 Dec 2007 | Validated: Wed 12 Dec 2007 | Status: Decided

New pitched roof to replace flat roof on garage Mill House Mill Road Oxford Oxfordshire OX2 8PR

Ref. No: 07/00972/FUL | Received: Wed 02 May 2007 | Validated: Wed 02 May 2007 | Status: Decided

Fell poplar and other tree works as specified in Town and Country Trees Ltd, 12/10/06 at Mill House, Mill Road in the Wolvercote with Godstow Conservation Area

Mill House Mill Road Oxford Oxfordshire OX2 8PR

Ref. No: 06/02126/CAT | Received: Thu 12 Oct 2006 | Validated: Thu 12 Oct 2006 | Status: Decided

Detached double garage (Amended Plans)

Mill House Mill Road Oxford Oxfordshire OX2 8PR

Ref. No: 86/00242/NFH | Received: Wed 05 Mar 1986 | Validated: Wed 05 Mar 1986 | Status: Decided

## Design & Access Statement

### 5.0 The Proposal

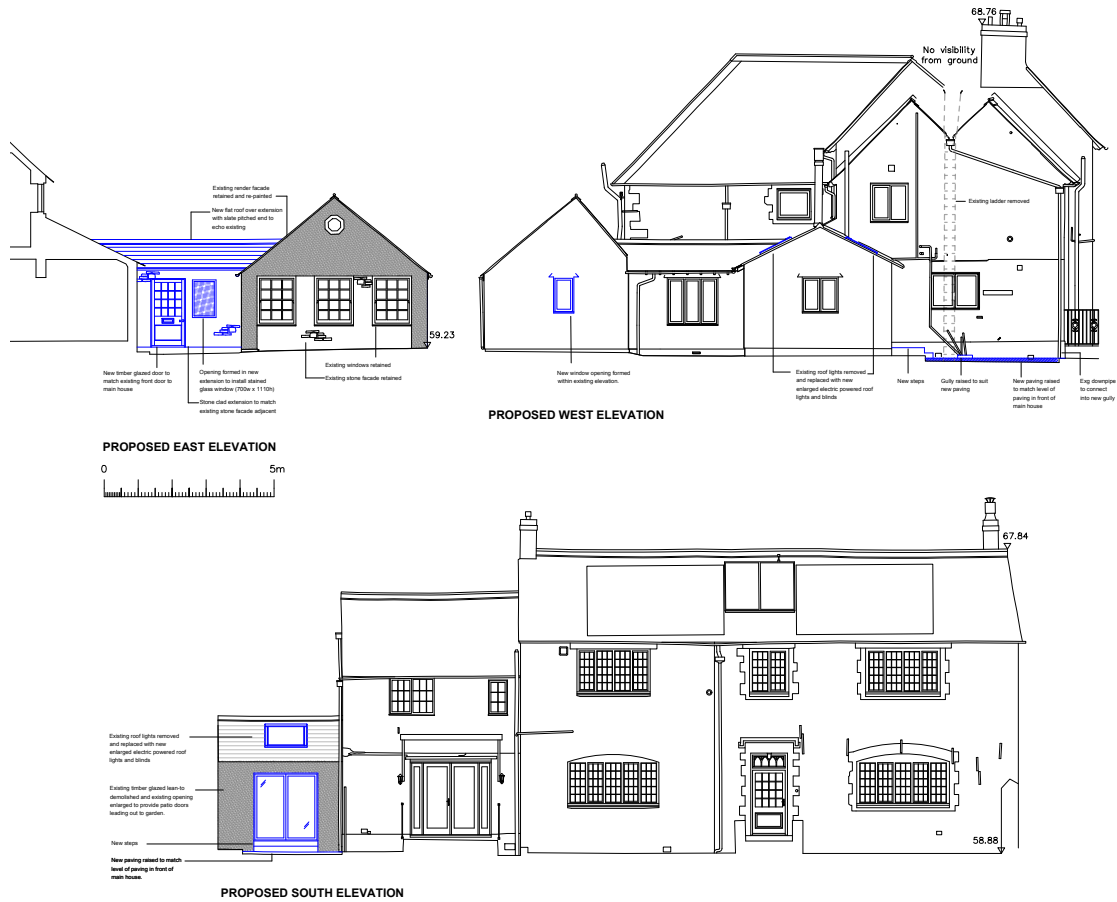
The proposal involves the refurbishment and alterations to the western section of the ground floor of Mill House to provide a self-contained annex.

The 20th century timber glazed link which forms a passageway between what is currently used as an office and the utility will be taken down to extend the passageway and form a sitting room and dining room. The main access to the annex will be from the east, with a new timber glazed panelled front door to match the main entrance to the Mill House on the south. The height of the extension will remain the same as existing, by forming a flat roof at the ridge and extruding the roof eastward, so that the roof line in elevation looks as before with a small slate pitched roof.



New front entrance door to extension to match existing timber glazed panelled door to the south entrance of the main house.

## Design & Access Statement



The part of the building which is currently used as an office will be adapted to become the bedroom with an ensuite shower room and walk-in wardrobe. A new window opening will be formed on the side (west) elevation to provide natural light and ventilation to the shower room.

The old utility will be refurbished to form the kitchen with enlarged roof lights over to replace the old velux lights, and new French doors inserted on the south elevation leading out the garden. The existing 20th century glazed lean-to will be demolished.

## 6.0 Impact Assessment

We have considered the requirements of our Client to provide a self-contained annex and feel that the scheme put forward satisfies the Clients' brief without detracting from the character of the existing building. The proposed extension is modest in scale and there will be no impact on daylighting to neighbouring properties nor will there be any overlooking.

The existing timber glazed link and lean-to taken up by the new extension are not original to the building. The proposals seeks to provide enhanced living accommodation for the house, which is minor in scale and subservient to the main building. There will be no adverse effect on the neighbouring properties due to this proposal.