

36 Boundary Brook Road

Design and Access Statement



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1.0 INTRODUCTION

1.1 Executive Summary

This Design and Access Statement has been prepared on behalf of the applicant, Diego Bironzo, to explain the proposal for improvements to the property.

The objective of this proposal is to create much needed space for the family. The existing house has an out-of-use conservatory.

The proposed scheme has been sensitively designed to relate to the existing building fabric while keeping modest in scale to blend with its existing surroundings.

1.2 Proposal

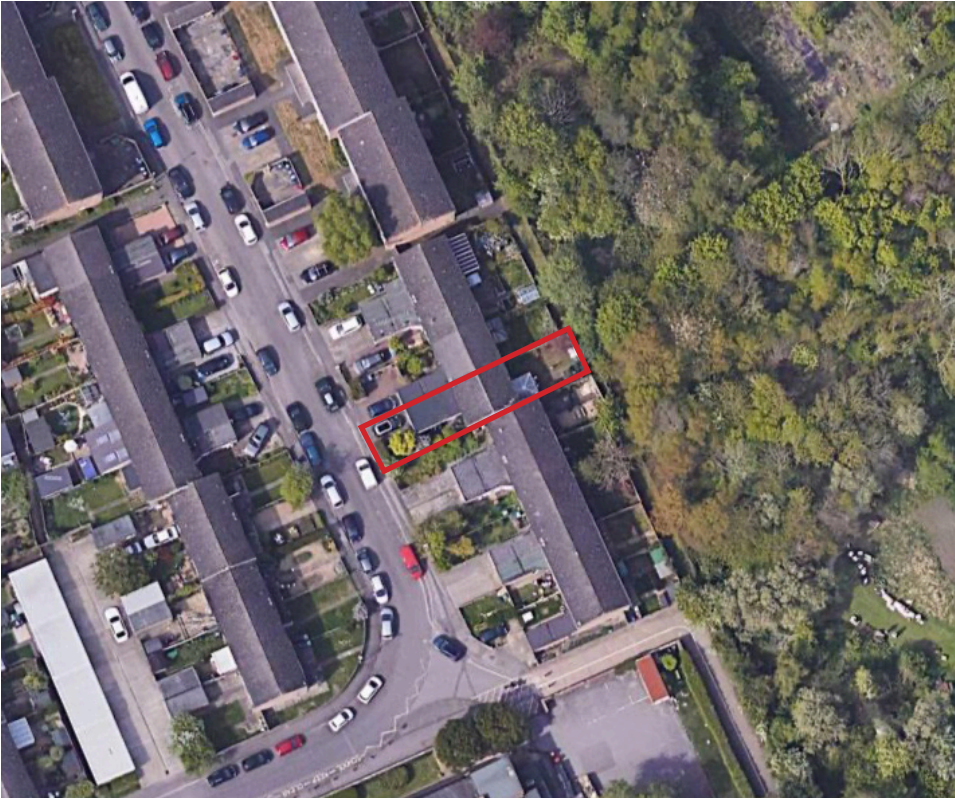
36 Boundary Brook Road is a terraced house, located on a quite residential road. Many of these houses have now been extended in similar ways as the current proposal. The extension will provide improved living accommodation for this long term family home.



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Site Location Plan

2.0 SITE LOCATION



Google Maps - Satellite image



Dashed red line denotes outline of existing conservatory

3.0 EXISTING SITE

3.1 PLANNING HISTORY

3.1.1 Relevant Planning History

14/00154/FUL | Erection of side extension to garage and conversion into habitable room, insertion of new windows to front and side elevation of extension with additional French doors. | 36 Boundary Brook Road Oxford Oxfordshire OX4 4AW. - Approved 03-03-2014.

3.1.2 Relevant Planning History of nearby properties with similar sized extensions

22/00719/FUL | Erection of a part single part two storey rear extension and single storey front extension. Insertion of 1no. roof light to front elevation. | 49 Boundary Brook Road Oxford Oxfordshire OX4 4AL. - Approved 18-05-2022.

16/00478/H42 | Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.30m, for which the maximum height would be 3.60m, and for which the height of the eaves would be 2.80m. | 51 Boundary Brook Road Oxford Oxfordshire OX4 4AL. - Prior approval not required.

15/02460/H42 | Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.00m, for which the maximum height would be 3.60m, and for which the height of the eaves would be 2.30m. | 22 Boundary Brook Road Oxford Oxfordshire OX4 4AN. - Prior approval not required.

3.0 EXISTING SITE

3.1.2 Background

The Boundary Brook starts to the north of the White Horse pub. It runs down from Barracks Lane to Marsh Road alongside a footpath. It goes underground when it reaches Marsh Road and follows it down to the Cowley Road. Boundary Brook Road (named in 1973) is a short distance to the north of the brook.

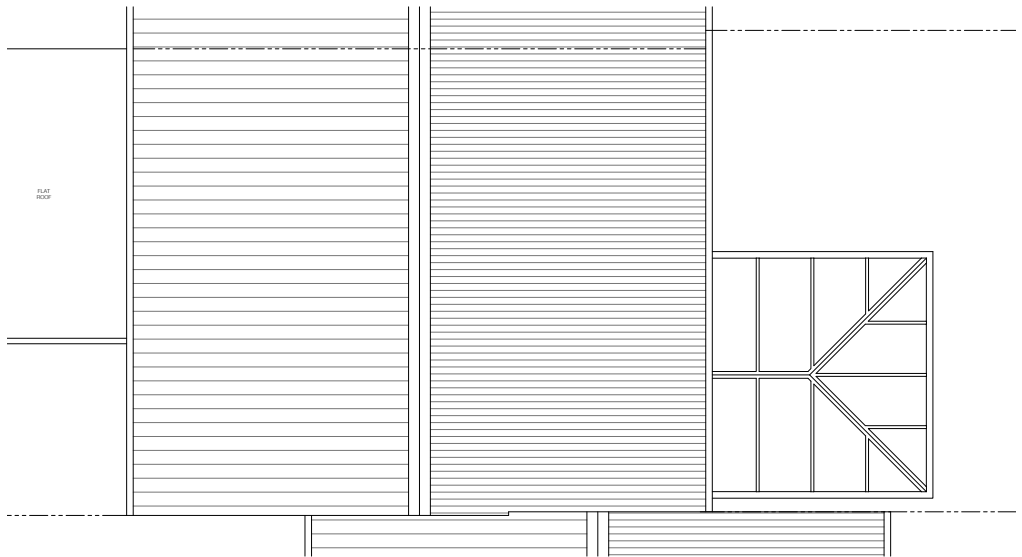
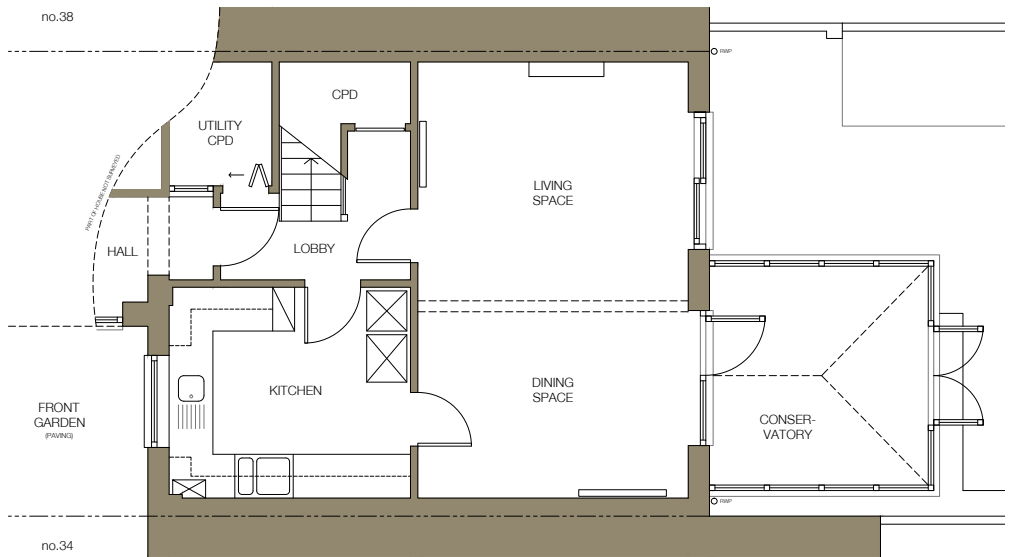
Until the late 20th century there were formal allotments. They were developed and by the 1930's covered the complete area bounded by Cricket Road from the Boundary Brook beside Florence Park to Howard Street, thence up to Iffley Road, along to the Boundary Brook and so back to Cricket Road. It was divided into 4 roughly equal sections separated by an open ditch running down the middle and across into the Boundary brook opposite Campbell Road. In the 1960's many of the plots fell into disuse. The north-west quarter was to remain as allotments. The highest and driest part to the south-west to be used for housing, so the Boundary Brook estate was built. Building began in the early 1970's.



Ordnance survey map showing the allotment gardens (1967), SP50SW - A/*, Source: National Library of Scotland Online, <https://maps.nls.uk/> Accessed: 6 March 2024.

3.0 EXISTING SITE

3.2 PLANS



Existing Ground Floor Plan

Existing Roof Plan

3.0 EXISTING SITE

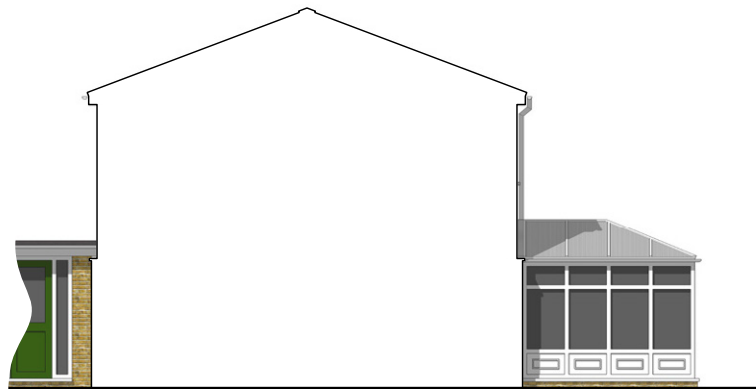
3.3 ELEVATIONS



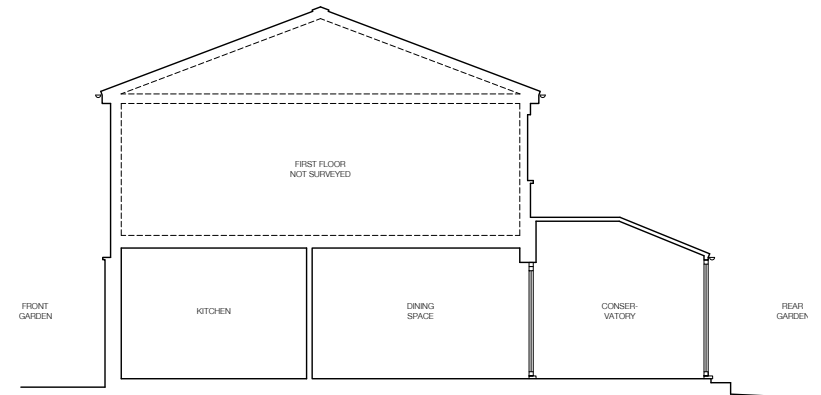
Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation



Existing Section

3.0 EXISTING SITE

3.4 MATERIALS

36 Boundary Brook Road is built with brickwork on ground floor level and vertical hung tiles with brick gable end on first floor level. Windows and doors were replaced with white uPVC white units. The roof is covered with plain tiles.



4.0 PROPOSED WORKS

4.1 USE AND AMOUNT

36 Boundary Brook Road is solely used for residential purposes and this will remain unchanged. We are proposing to replace the existing conservatory with a full width rear extension to create a functional and comfortable living area.



Proposed Site Plan

4.0 PROPOSED WORKS

4.2 ACCESS AND LANDSCAPE

Vehicular access to the site would utilise the existing entrance. The existing driveway within the site provides adequate space for accessing the property.

Landscaping at the site will remain largely unchanged.

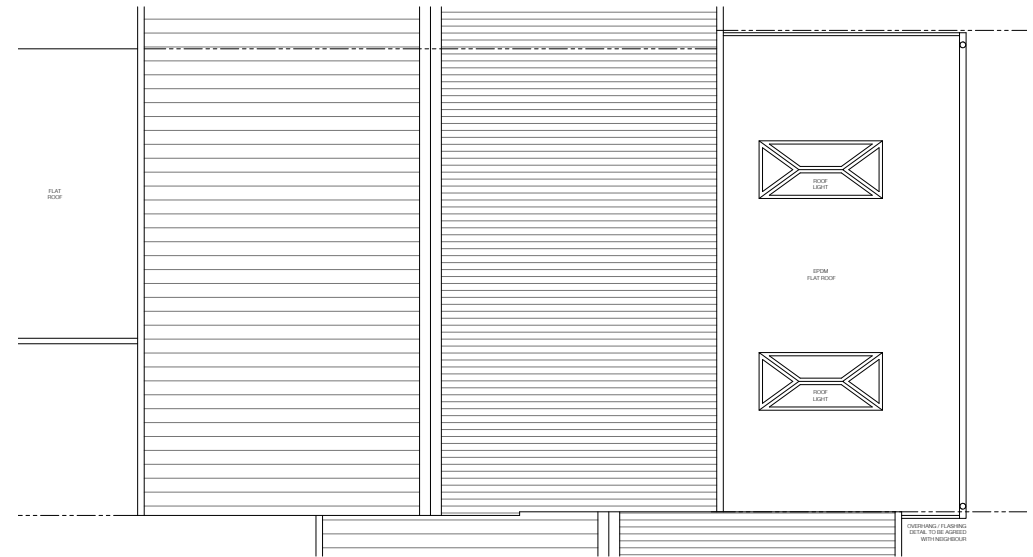
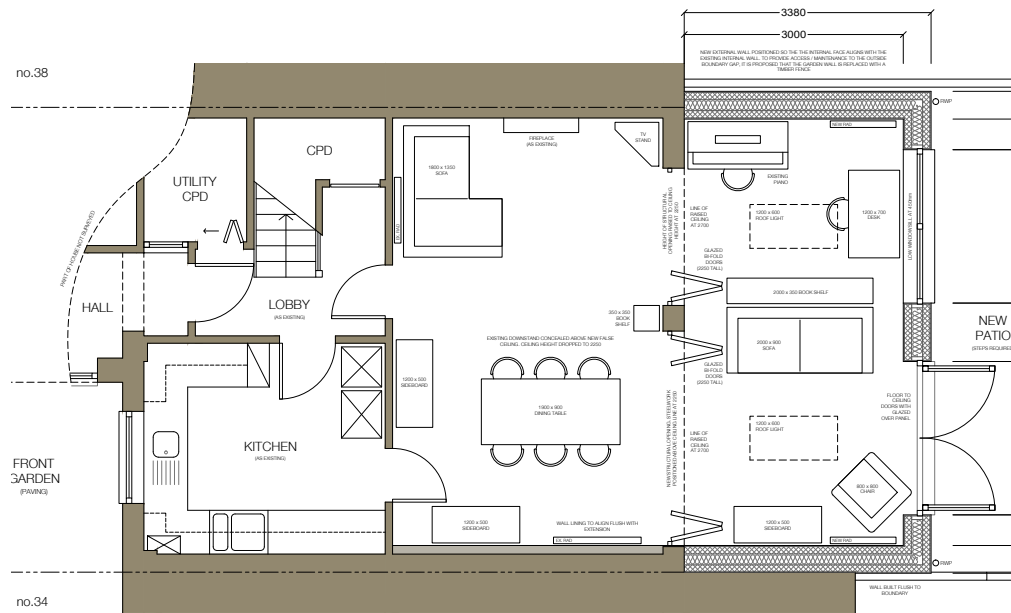


Proposed Site Plan

4.0 PROPOSED WORKS

4.3 LAYOUT

The ground floor extension looks to replace the existing redundant conservatory with a meaningful space to create a light filled living area. It will provide much needed space for the family, capitalising on the link to the garden without disrupting the overall proportions of the house.



Proposed Ground Floor Plan

Proposed Roof Plan

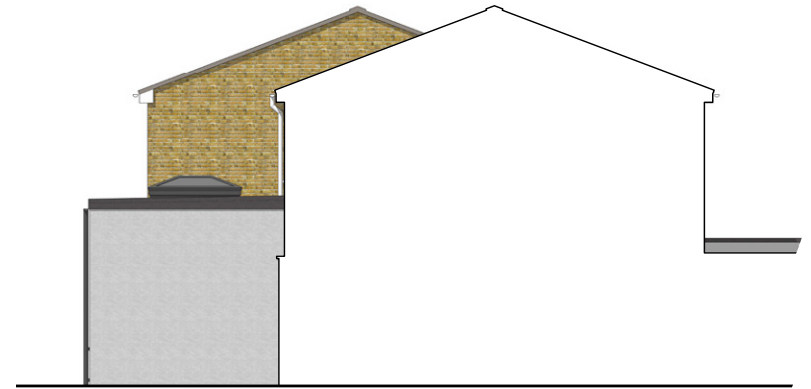
4.0 PROPOSED WORKS

4.4 APPEARANCE AND SCALE

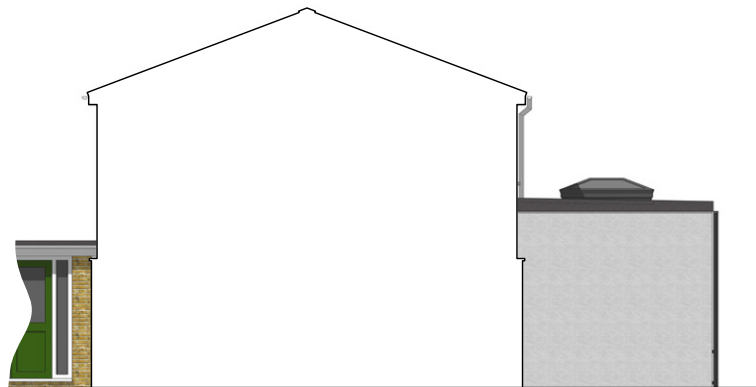
The proposed scheme has been sensitively designed to relate to the existing building fabric while keeping modest in scale to blend with its existing surroundings.



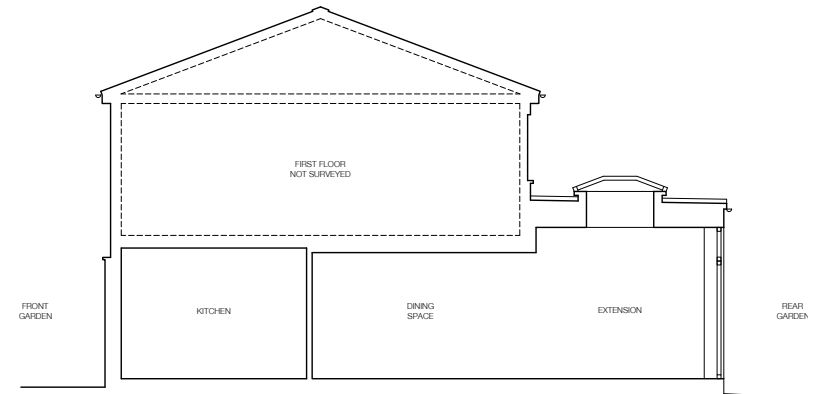
Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Section

4.0 PROPOSED WORKS

4.5 MATERIALS



Proposed Rear Elevation