

Design & Access Statement for 41 Collinwood Road, Oxford, OX3 8HH

**Construction of single-storey rear extension, loft conversion
including dormer and front porch**



March 21st 2024

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Existing site

41 Collinwood Road is a semi-detached dwelling in the Risinghurst are of Oxford.

Planning History

According to the Oxford City Council planning website, no applications have been made in relation to this property.

Design Concept

The proposal consists of three main elements:

Single-storey rear extension – this will provide an open-plan kitchen, dining and social area attuned to the needs of modern family living. Proposals also include further reconfiguration of the ground floor to include a utility room and WC.

Loft conversion and dormer – to provide an additional bedroom, a spacious master with ensuite shower and WC. This gives the residents more flexibility, including the conversion of an existing bedroom into a homeworking office space.

Front porch – providing additional space for coats and shoes for the family.



Materials

The proposals use a palette of traditional and contemporary materials, modernising the dwelling whilst ensuring its appearance from the public realm remains consistent with the character of the road.

Proposals include:

- a. Replacing the somewhat dated pebbledash walls with render;
- b. Using architectural brickwork to form the rear extension;
- c. Forming the dormer from aluminium standing seam and timber cladding
- d. Grey metal fenestration
- e. Matching roof tiles to the porch

Access

No changes are proposed.

Flood Risk Assessment

41 Collinwood Road is in flood zone 1.

Additional assessments

- **Daylight/Sunlight**
 - The proposals will not impact on neighbouring properties.
- **Biodiversity**
 - The proposals will have no impact wildlife habitats or protected species, should they be present.
- **Noise impact**
 - There will be no noise impact.

