

# 13 Egerton Road

## Design and Access Statement



13 Egerton Road, Oxford  
February 2024

CLARE NASH  
ARCHITECTURE





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## 1.0 INTRODUCTION

### 1.1 Executive Summary

This Design and Access Statement has been prepared by Clare Nash Architecture Ltd on behalf of the applicants, Tom and Susanne Buddery, to explain the proposal for improvements to the property.

The objective of this proposal is to create much needed space for a growing family. The existing house has an out-of-use conservatory and an impractical kitchen with no direct access to the lean-to. There is also a strong need for thermally improve the existing property.

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

13 Egerton Road is located in a quite cul-de-sac with semi-detached houses from the 1930s. Many of these houses have now been extended in similar ways as the current proposal. The existing property currently has no thermal insulation, the external walls comprise of a single skin of brickwork. It is paramount in this climate crisis to future proof our homes as much as possible. The improvements to the thermal performance will reduce energy use for this property.

The alterations and extensions will provide improved living accommodation for this long term family home.



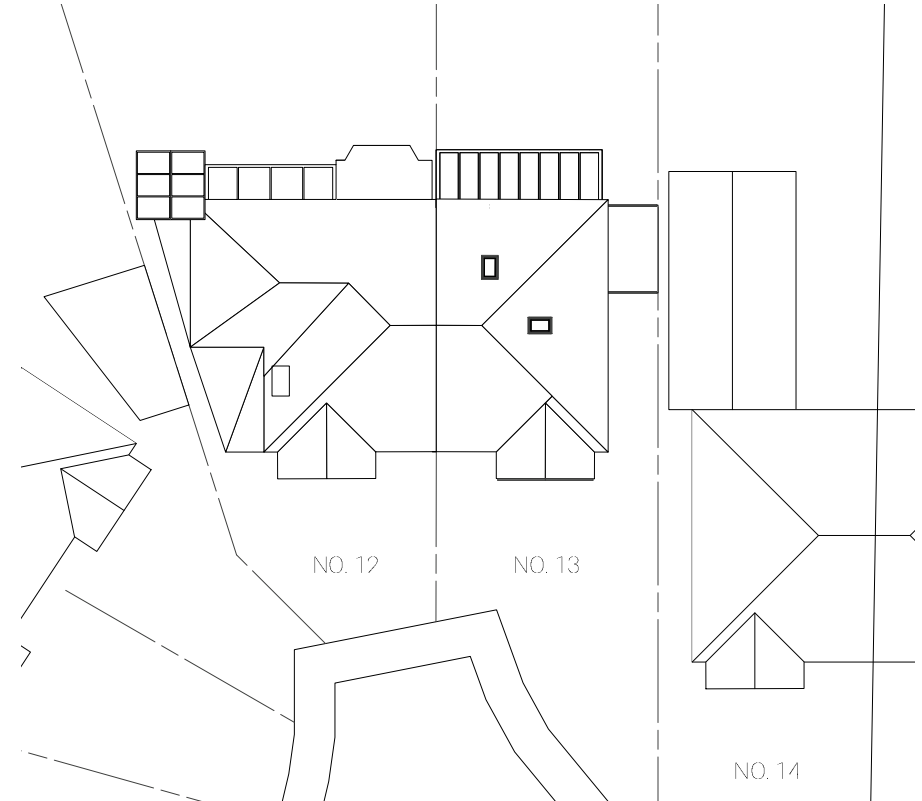
*Site Location Plan*



## 2.0 SITE LOCATION



Google Maps - Satellite image



Existing Site Plan



## 3.0 EXISTING SITE

### 3.1 PLANNING HISTORY

#### 3.1.1 Relevant Planning History

62/12022/A\_H - Private garage, notice of permitted development - Approved 12-04-1962.

64/15875/A\_H - Erection of covered way - Approved 22-12-1964.

#### 3.1.2 Relevant Planning History of nearby properties with similar sized extensions and loft conversions, some exceeding in size

17/00689/CPU - Application to certify that the proposed alterations to roof to form hip to gable, Formation of 1No. dormer window to rear roofslope with formation of juliet balcony, insertion of 4No. front rooflights, 2No. rooflights to the roof, and alteration to existing chimney to increase its height in association with loft conversion is lawful development. 5 Egerton Road Oxford Oxfordshire OX4 4JF. - Approved 17-03-2017.

15/01840/CPU - Application to certify that proposed single storey rear extension is lawful. 2 Egerton Road Oxford Oxfordshire OX4 4JF - Approved 29-07-2015.

15/01294/PDC - Proposed dormer. 4 Egerton Road Oxford Oxfordshire OX4 4JF - Permission not required 11-05-2015.

14/02946/FUL - Erection of part single, part two storey rear extension. Formation of hip to gable and formation of 1No dormer window in association with loft conversion. Alteration to rooflights to front roofslope and insertion of 7No rooflights to front and side roofslopes. Insertion of window and door to side elevation (Amended Plans). 4

Egerton Road Oxford OX4 4JF. - Approved 26-05-2015.

08/02136/PDC - Alteration of flat roof at rear to balcony. Alteration of existing bay window to doorway for balcony access. 12 Egerton Road Oxford Oxfordshire OX4 4JF. Permission required 24-12-2008.

05/00998/FUL - Extension to roof. 12 Egerton Road Oxford Oxfordshire OX4 4JF. Approved 29-06-2005.

02/00991/FUL - Demolition of garage and outbuilding. Single storey rear extension. 14 Egerton Road Oxford OX4 4JF. Approved 12-07-2002.

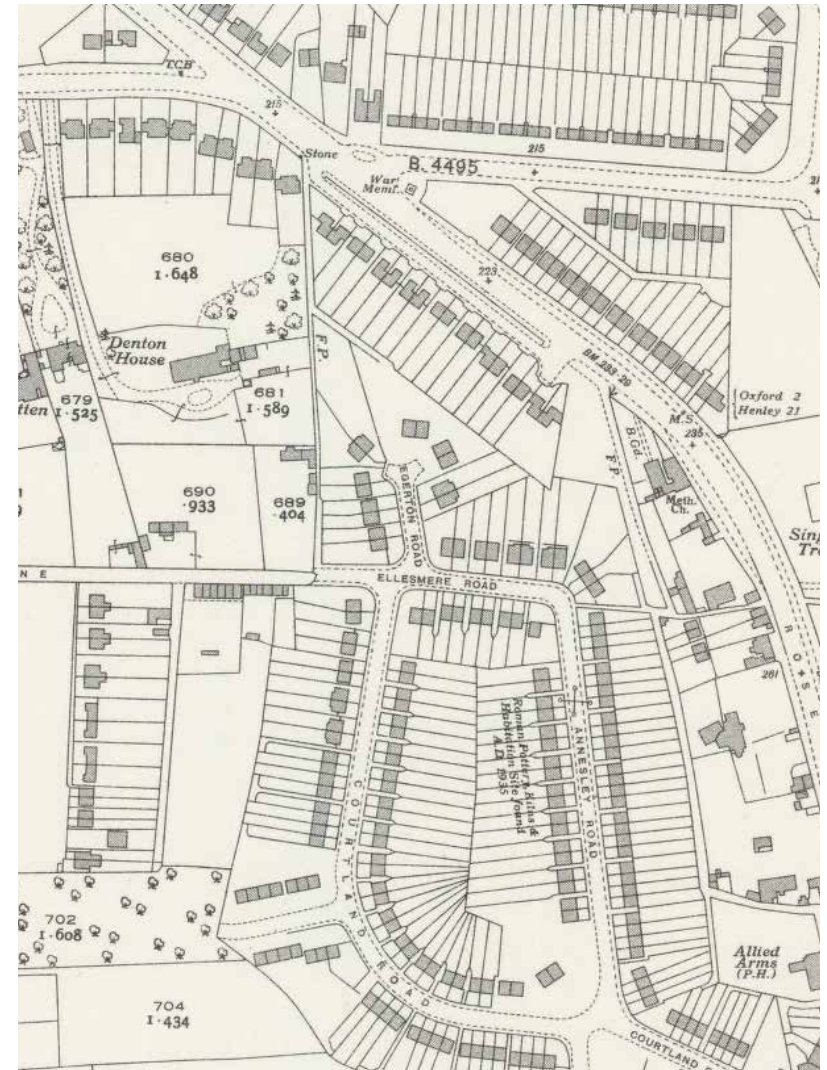


## 3.0 EXISTING SITE

### 3.1.2 Background

Rose Hill is generally thought of as a 20th-century suburb of Oxford, but in fact this area has been occupied for centuries. Early to Middle Iron Age ditches and evidence of later Roman activity were uncovered. The ditches confirmed the presence of a settlement enclosure; a sherd of Early Iron Age ware of Glastonbury type, with spiraliform decoration - together with several other rims and sherds of hand-made ware - indicated occupation during the transition period between the Early Iron Age and Romano-British times. Two Roman pottery kilns were discovered, relating to a pottery industry of national significance, evidence of which has been found across the eastern part of Oxford from Barton, through Cowley to Rose Hill and Blackbird Leys. As well as the kilns, there was a good deal of evidence of Romano-British habitation in the area, including habitation-pits and hut-floors.

Until the early 20th century there was no housing on the eastern side of the main Rose Hill road, but in 1906 a grand mansion was built on land between the road and the cemetery. At the end of the First World War scarcely any houses had been built in Oxford. However, the meteoric rise of the car industry in the 1920s led to rapid population growth and created a new demand for cheap housing. Between the wars the Council built more than 2,000 new houses, mostly at Rose Hill, Frelands off the Iffley Road, Weirs Lane off the Abingdon Road, and in Headington, Cutteslowe, New Marston and . In the same period however, more than 4,700 houses were built by private developers.

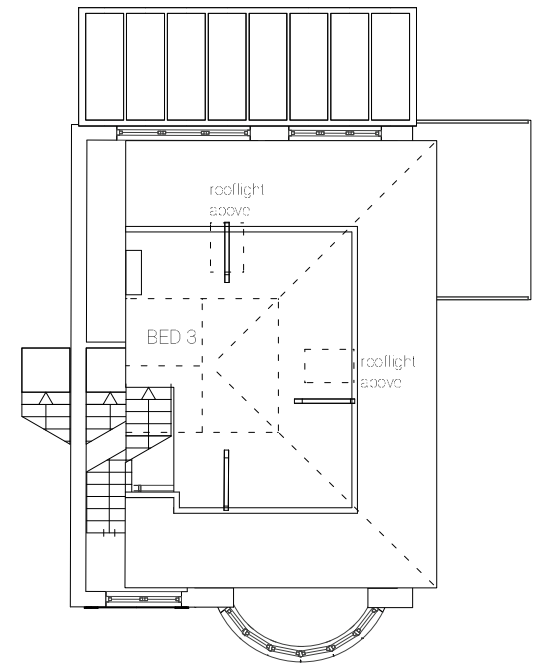
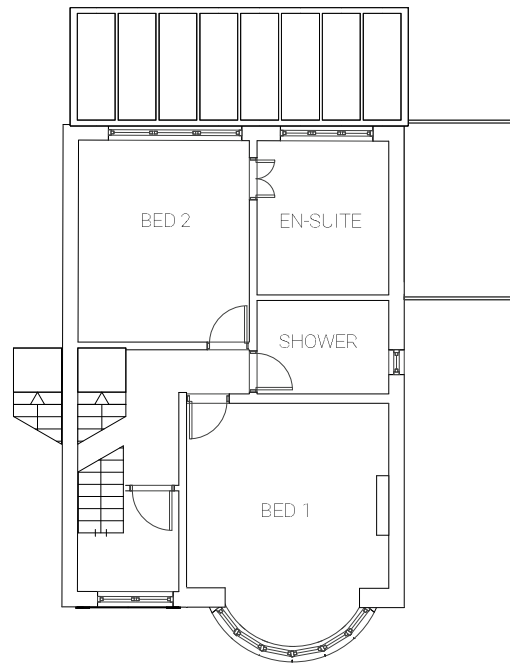
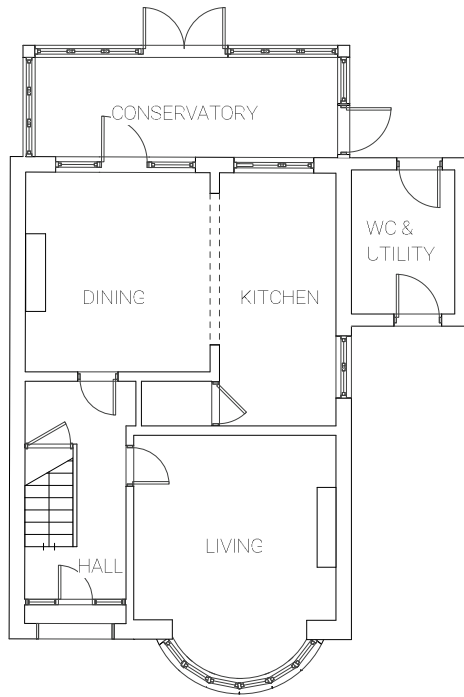


Ordnance survey map, Oxfordshire, XXXIX.8, Source: National Library of Scotland Online, <https://maps.nls.uk/> Accessed: 26 February 2024.



## 3.0 EXISTING SITE

### 3.2 PLANS



*Existing Ground Floor Plan*

*Existing First Floor Plan*

*Existing Second Floor Plan*

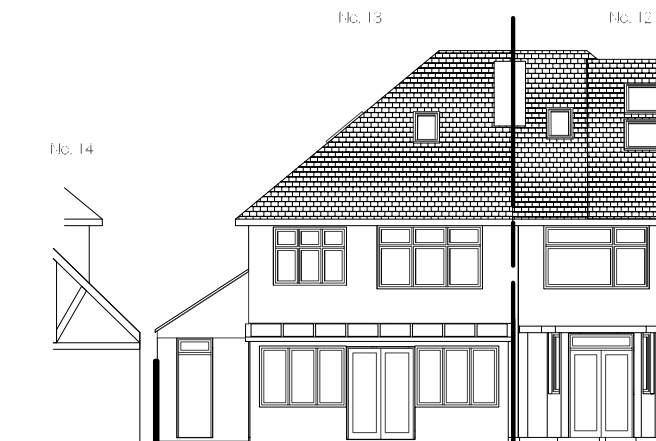


## 3.0 EXISTING SITE

### 3.3 ELEVATIONS



*Existing Front Elevation*



*Existing Rear Elevation*



*Existing Photos*





## 3.0 EXISTING SITE

### 3.4 MATERIALS

13 Egerton Road is built with brickwork on ground floor level and pebbledash render with brick quoins on first floor level. Windows and doors were replaced with white uPVC units. The roof is covered with concrete plain tiles.

*Existing 3D View*



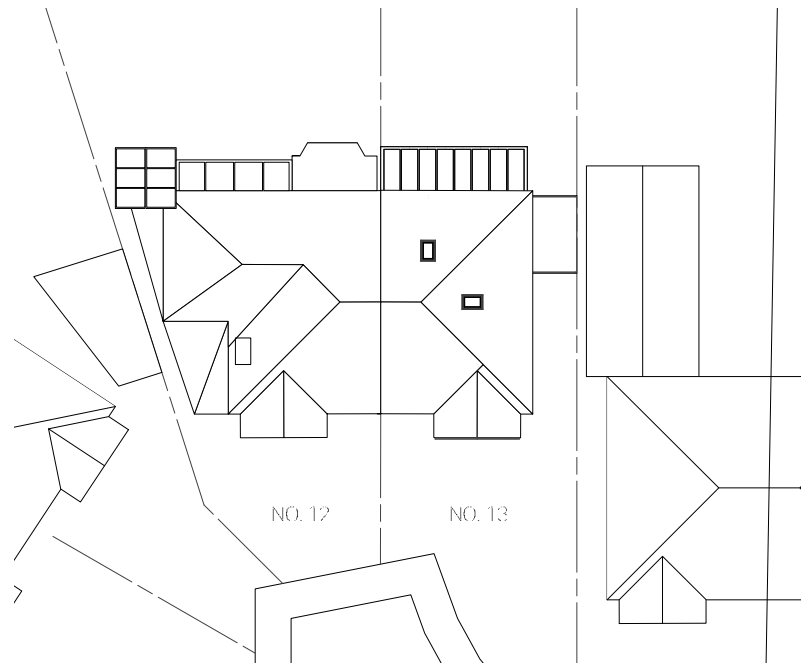
*Existing materials*



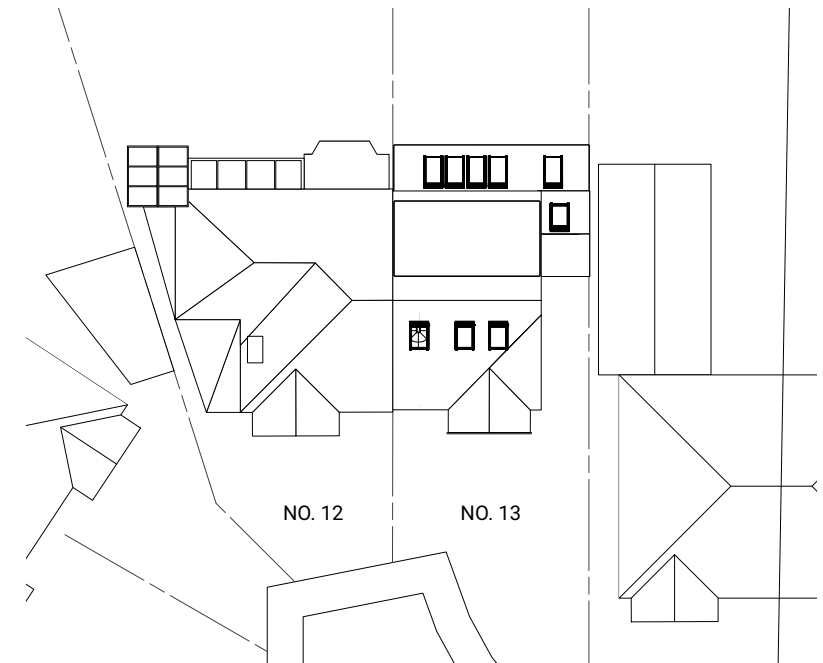
## 4.0 PROPOSED WORKS

### 4.1 USE AND AMOUNT

13 Egerton Road is solely used for residential purposes and this will remain unchanged. We are proposing to enlarge the kitchen in the footprint of the existing conservatory towards the rear of the property to create a functional and comfortable kitchen-dining-living area; convert the lean-to into a useful utility area linked to the kitchen; extend the first floor over the proposed utility to create a sizeable third bedroom on first floor level and re-establish the bathroom as en-suite in its original space; convert the roof to gable end to create a functional loft. We are also proposing to improve the thermal performance of the house by installing external wall insulation, vertical solar panels and air source heat pump. These improvements to the thermal performance will reduce energy use for this property.



*Existing Site Plan*



*Proposed Site Plan*

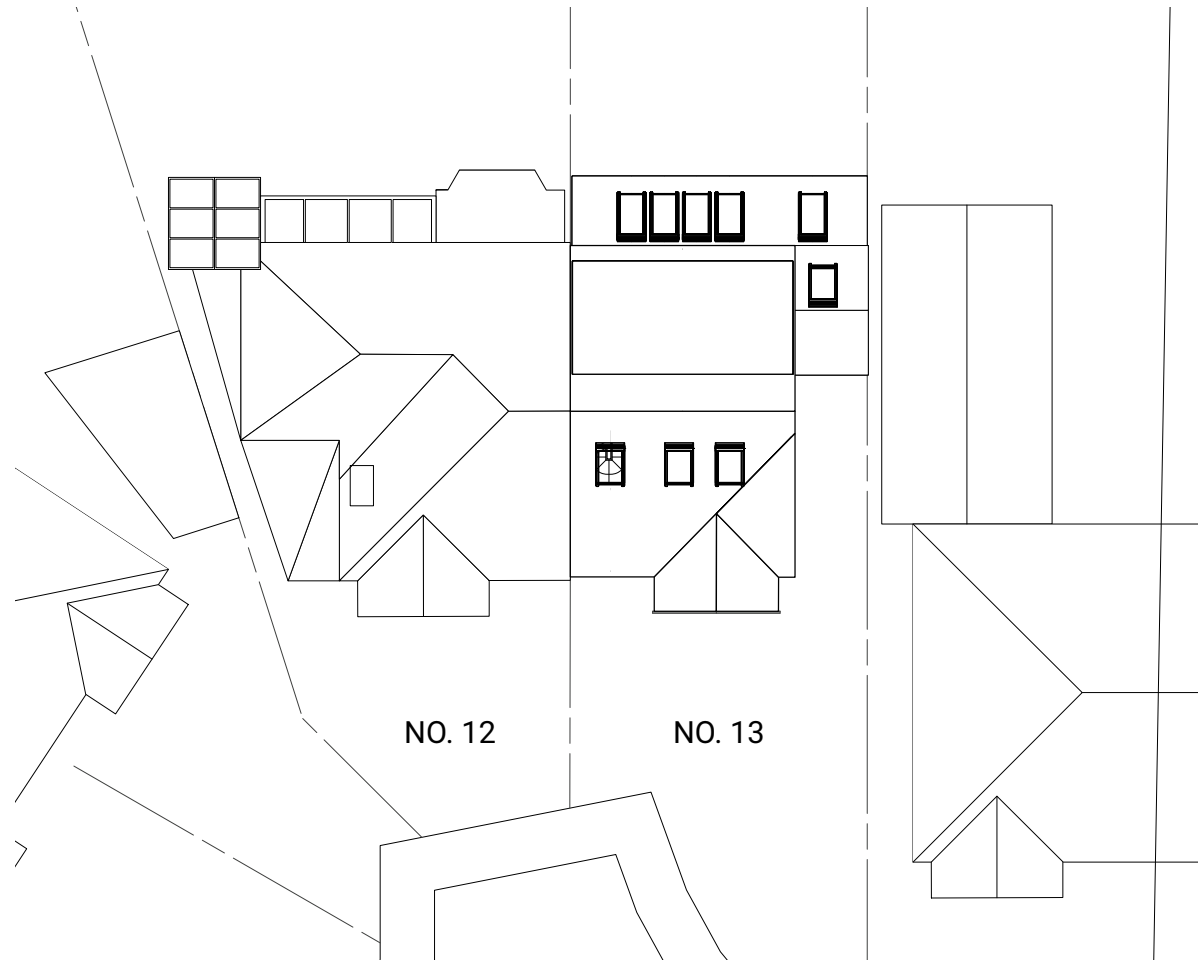


## 4.0 PROPOSED WORKS

### 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.



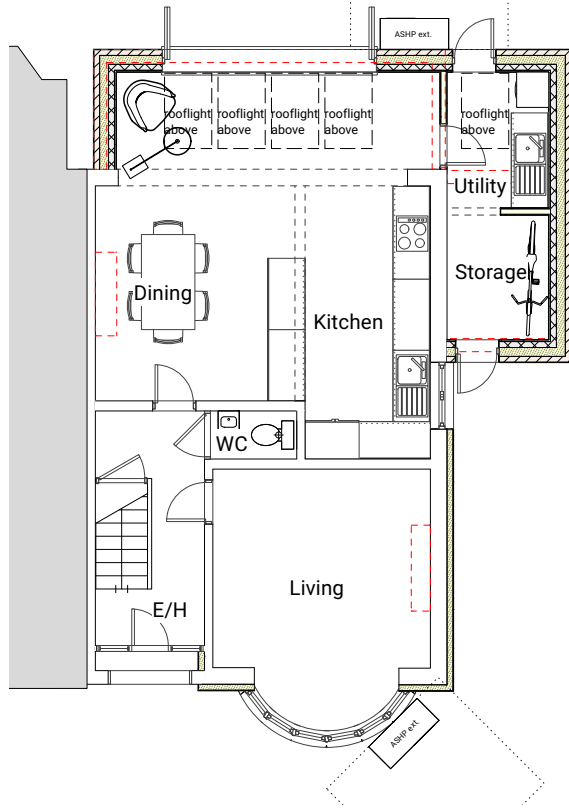
*Proposed Site Plan*



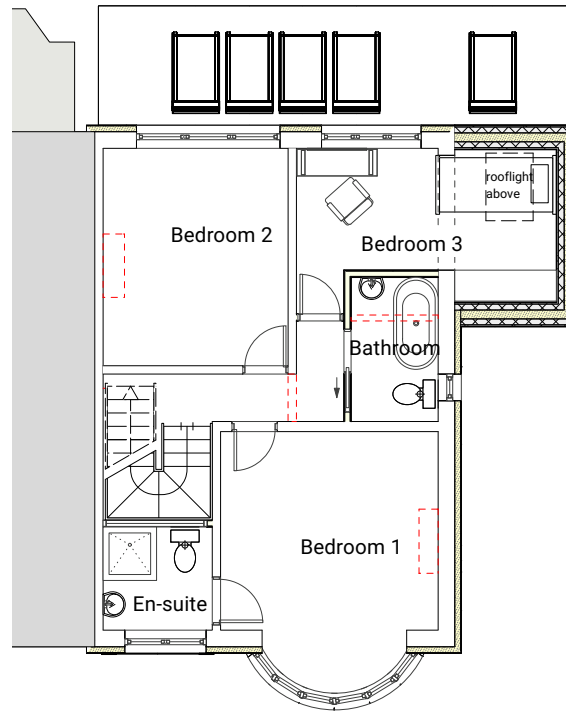
## 4.0 PROPOSED WORKS

### 4.3 LAYOUT

The ground floor extension looks to replace the existing redundant conservatory with a meaningful space to create a light filled kitchen-dining-leaving area. It will provide much needed space for the growing family, capitalising on the link to the garden without disrupting the overall proportions of the house. The ground floor alterations also include a utility linked to the kitchen and a much needed downstairs toilet.



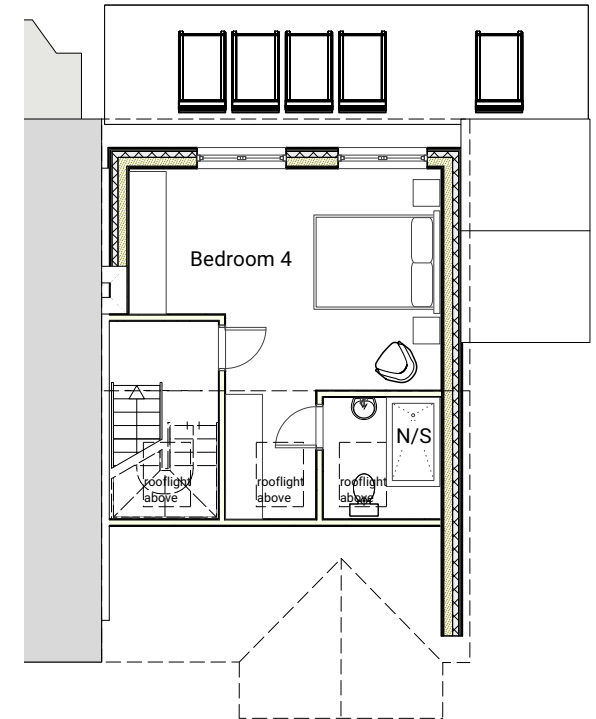
*Proposed Ground Floor*



*Proposed First Floor Plan*

Alterations at first floor level include the creation of an en-suite in the original bathroom space and the extension of the third bedroom to the side on top of the utility.

By replacing the hipped roof with a gable end, the loft space will become a functional part of the house.



*Proposed Second Floor Plan*



## 4.0 PROPOSED WORKS

### 4.4 APPEARANCE AND SCALE

The proposed building with external wall insulation will update the look of the existing building to meet current standards. The replacement windows will match the existing.



1 3D View Front



2 3D View Rear

*Proposed 3D Views*



## 4.0 PROPOSED WORKS

### 4.5 MATERIALS

