DESIGN STATEMENT

16 KIRK CLOSE
OXFORD OX2 8JN

16 Kirk Close is a four bedroom plus attic detached house in the Wolvercote Ward of north Oxford. The existing attic room was created in 2000 when the house was extended. It has a central area with a floor to ceiling height of 2100 but the majority of the attic has a ceiling height 1500 and lower. Due to the limitations on the head room,it is currently used as a spill over space predominantly for storage. It cannot be considered a bedroom but rather an attic room.

The current application is a variation on the permission that was granted on the 14 December 2022 – 22/02511/FUL. That work has not been carried out. The current proposal brings the lower wing in line with the main ridge to give a floor to ceiling height of 2100 in the whole of the central area as per the previous application. The maximum ridge height remains unchanged. This updated proposal extends the ridge line, terminating in a half hip, to allow the addition of a small shower room. The proposal results in the following:

The proposal allows the attic to be squared off and to convert what is currently a large storage space to a useable bedroom.

The proposal allows the addition of a small shower room.

The proposal includes a small dormer to the rear that allows the 2100 ceiling height to extend into the dormer.

The proposal allows the attic to be upgraded to current Part L insulation standards.

The proposal allows the installation of photovoltaic panels on the rear south facing elevation. Photovoltaics would also be installed on the existing south facing. A specialist photovoltaics company would advise on the most appropriate location for the panels.

This proposal has no impact on adjacent properties. The front elevation retains the stepped appearance rather than presenting a flat elevation to the street. The formation of a semi-hip to the west of the house mimics the hip to the east and creates an interesting ridge line.

In the light of climate change and the energy crisis this proposal allows for introducing energy saving measures in terms of photovoltaic solar panels and improved insulation to the attic, resulting in the remainder of the house being warmer.

It is proposed that all existing roof tiles and the timber in the rafters will be re-used.

Sarah Murray-Smith
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