

DESIGN STATEMENT – 3 HOOKS NORTON ROAD

Applicant: Mr S Catling

Proposal: conversion of existing garage into living accommodation and minor amendments to rear elevation

Address: 3, Hook Norton Road, Sibford Ferris, Oxfordshire

Existing Site

3 Hook Norton Road is a four bedroom semi-detached property constructed of red brick, plain tiles and white Upvc double glazed windows. The plot benefits from a large private garden and off-street parking for 2 cars.

Proposal

The proposed seeks planning consent to convert an existing integral garage into living accommodation to create a play room / home study. The works would include the replacement of the garage doors for a new Upvc window to match the existing. The opening below the new window would be blocked up with red brickwork to match.

In addition to the garage conversion, the proposal includes internal layout changes to improve the layout for the young family who live in the property. Relocation of the kitchen would allow for a new bi-folding doorset into the private garden for improved access and natural light.

The proposed works do not seek to extend the size of the building but will significantly improve the layout and usability. The existing garage is not used because the property benefits from having two off-street spaces.

In conclusion the proposed works will sensitively enhance the property without any significant alterations to the external appearance.

Energy Statement

By converting the integral garage, the thermal performance of the house will be improved as the existing walls and floor will be insulated from the inside face.