

DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS

At

360 WOODSTOCK ROAD, OXFORD. OX2 8AE

for

Mr & Mrs Lewis



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Introduction

The site is located on the north east side of Woodstock Road, Oxford and is enclosed all round with mature trees, hedges and fences with the front facing boundary to the road screened with a 2m high horizontal boarded fence and mature fir trees. The main streetscape on Woodstock Road has an irregular style of house, consisting of predominantly detached properties on both sides.

The site is currently occupied by a single 5 bed detached dwelling with detached single storey garage to the north side. There are a number of established trees set within the plot but none will be affected by the proposal. There is an existing pedestrian and vehicular access to the plot at the front of the site.

The existing garage is not wide enough to park a modern sized car and is currently used as storage. All vehicles park on the drive to the front of the property where there is capacity for 5+ vehicles at any one time.

Design

The principle for the alterations to the house is to provide the same number of bedrooms as existing but to re-design the first floor to make better proportioned rooms / suites. We propose to raise the roof to the loft to allow better use of the loft space and provide a master bedroom suite on the top floor.

Two new matching side wings to the house provide a home office and utility room on the ground floor with en-suite bathrooms on the first floor serving the existing bedrooms. Both wings have been designed lower than the existing house so the main house remains prominent and exactly the same in size and style to retain the symmetry of the original properties aesthetics.

The redevelopment of the existing garage is to provide a better sized utility room for the size of the property it serves and to provide a ground floor studio / games room space opening out onto the garden with better designed storage for the occupants of 368 Woodstock Road.

The design style and form of the proposed alterations are to help the extensions sit seamlessly within the plot as if they had always been part of the original house. Multi red bricks will be carefully chosen to match the existing property and the existing roof tiles will be re-used on the new roofs with matching new tiles blended in with the old to give the roof the appearance of being old and weathered with a sense of history.

The extensions total 175m² of additional floor space, which is a 30% increase on the existing area of the property. The position and location of the extensions do not over dominate the site and sits comfortably in relation to the surrounding dwellings. They do not cause any right to light issues with any neighbouring habitable rooms and this has been confirmed and shown graphically on drawings 330/D1, D4 & D5. The proposed new ridge height for the dwelling has been raised to allow the loft to be more usable, but is still 900mm below the ridge of No.370, which was raised recently under planning approval 16/00559/FUL.

The alterations and extensions will conform to Part M of the Building Regulations - Access to and the Use of Buildings, level thresholds will be provided for access to the property.

The bin and recycling storage areas will remain in their current location adjacent to Reception Room 1 and bicycles will be securely stored in the renovated existing garage as they are at present.

Sustainability

The new alterations and extensions will be designed to be 25% more efficient than the current Building Regulations require with a possible Level 3 achievable in the Code for Sustainable Homes. This is achieved with additional insulation in the floors, walls and roof, more energy efficient windows and doors (typically 1.1 U-Value as opposed to the current 1.6) and locally sourced materials will be used where possible.

A hidden flat roof is proposed and set 800mm below the new ridge height to the house, which will allow the client to install PV Cells on the flat roof area to generate electricity for the property. As the roof has been set lower, this will enable the PV Cells to be hidden from view all-round and will not be visible from either Woodstock Road or the adjacent properties either side.

Privacy, Outlook and Rights to Light

Outlook

With regards to the outlook from the rear of the neighbouring properties, whilst the new extensions would have some negligible impact, there remains a wide, open and un-spoilt view down the long gardens to both No.366 & No.370 Woodstock Road, which the proposal will not effect.

Rights to Light

From the outset the scheme has been designed to minimise the impact on the neighbours and the principle habitable rooms to their properties by keeping the alterations and extensions as far forward on the plot and as low as possible.

The 45° Right to Light lines have been added to the submitted drawings, showing the proposal conforming to OCC planning policy HP14 - Appendix 7. Lines have been drawn from the rear windows of No.370 to show that the new extensions do not break these lines.

First floor side windows to No.370 adjacent to the proposed two storey side extension have been noted. Taking the same principles from HP14 - Appendix 7 -the proposed extension does not intrude over any 45° line from any of these side window cills and therefore the windows will not be effected.

Privacy

The design of the development respects the surrounding privacy of the neighbours and their gardens. There are no first floor side windows to any part of the scheme and all windows on this floor are either orientated towards the road at the front or the rear garden behind. A number of second floor side velux windows (located in the bathrooms) will be set with a cill height of 1.7m above finished floor level and be obscure glazed, again to respect the privacy of the neighbours.

Conclusion

The form, bulk and materials to be used will allow the proposal to give the impression of a timeless building sitting in the street scene without standing out as a recent development and will endeavour to compliment its surroundings and not compete with them.

The streetscape on Woodstock Road has a variety of both house styles and sizes, especially around the vicinity of the site. In our view the proposed scheme would make a positive contribution to the streetscene. It is an example of strong, traditional design, using vernacular materials, that is sensitive to its location within the road.

The design of the development respects the surrounding privacy of the neighbours and their gardens and does not cause any additional issues with over-shadowing.