

2021

# Design & Access Statement

**SITE ADDRESS: 77 BARTHOLOMEW ROAD, OXFORD, OX4 3QN**

PRECISION ARCHITECTURAL SERVICES | PREPARED BY: RAJOHN ALI

## Existing Site

The existing dwelling is a double storey 3 bedroom semi-detached residential dwelling located in a residential area of Oxford. Currently the dwelling has space and provision for a off-road car parking for three vehicles (cars) and plenty of space for bins, in addition to this the home has a garage space, however the garage is not large enough to house a car so it used as a storage space.

The existing dwelling has a traditional appearance which is in keeping with neighbouring dwellings. On the external elevations the property consists of rendered block and masonry and cavity walls, in addition to this, the external windows of the dwelling are u-PVC or similar film coated plastic material, and the external doors is of are timber or u-PVC or similar.



Front elevation of 77 Bartholomew Road



Rear extension of 77 Bartholomew Road

Generally the existing dwelling is in a reasonably good habitable condition, with the exception of the lack of a functional space to enable suitable conditions to work and operate from home, the existing study/store on the ground floor is enclosed from any light and ventilation, during this pandemic home learning and working from home has become more than rare occasion and the family require additional space to utilise their home to the maximum potential. There is a guest bedroom on the ground floor which is now in full use as the family have grown to need the space.

The dwelling has a porch that is uninsulated and too small to benefit from, so the homeowners are proposing to match the adjacent dwellings style and design to allow for them to use the space efficiently and maintain a uniformed street view. Both houses currently have very different porches that make the dwellings look inconsistent to the even look that the neighbouring dwellings have.

The purpose of the application is to accommodate for the current and future homeowners to use the space in their home effectively and improve the quality of living.

The dwelling is not located within an area of designated land and lies within Flood Zone 1, thus meaning there is low risk for flooding to occur at this property.

The existing dwelling has no sign of bats or any other wildlife present so there is no fear for impacting on any protected species.

The dwelling has a block/brick wall and timber fencing, on the boundary lines and this will remain unchanged in this application.



Front porch of 77 Bartholomew Road



Rear garden view of 77 and 79  
Bartholomew Road

## Design and Access

The proposal is for a replacement porch, garage alteration/conversion and first floor extension.

The extensions has been designed in a way where it does not impede the access of the current/future homeowners and the surrounding properties. The extensions are to be built of a similar finish, slate/tiles and architectural features so that can it fit in with



Proposed sketch of proposed new front elevation

similar neighbouring properties within the area. The windows, roof lights and door of the proposed extension are to be made up of suitable u-PVC material to tie in with the existing dwelling and neighbouring dwellings. The new windows complement the dwellings and have no major visual impact to the public eye from the main road/public highway.

The proposed extension on the ground floor is to have a new ground floor WC and will match a similar design to that of the neighbour at 79 Bartholomew Road.

The garage on the ground floor is not a functioning garage and can only be used as storage and no longer has the space to accommodate a vehicle so to use the space and connect it to the house it will be insulated and converted into a large study/office area that will allow all homeowners work from home, this is very important as there are more than one in the family having to work from home indefinitely. The window has been added in replacement of the garage door to allow suitable ventilation and the door is added to allow for an additional emergency exit in the case of a fire.

First floor extension has been proposed to increase all rooms to a double bed size and provide more cupboard space to a growing family.

The proposed first floor extension has been designed. So that it can meet the basic 25degree uplift rule for the neighbouring properties right of light.



Proposed sketch of rear elevation

At no point is this extension to exceed the ridge of the existing roof or overhang past the dwelling boundary.

The approaches used in the design of the extension are to improve family life, without having a major negative impact to the neighbouring properties.

Suitable design, materials and construction are to be utilised so that the property can satisfy the needs of all of the relevant Building Regulations.

## Scale

To coincide with planning portal recommendations on extending a property it is a requirement, that no more than half the area of land around the "original house" would be covered by additions or other buildings.

Existing Site (Total area of land): **201.80m<sup>2</sup>**

Existing dwelling (Ground Floor): **76.70m<sup>2</sup>**

Outbuilding/Store: **N/A (no outbuildings on site at the time of measured survey)**

Proposed extension (Ground Floor): **9.20m<sup>2</sup>**

This is the new floor area that is being proposed on the ground floor.

Percentage to be used for proposed development and existing dwelling: **42.56%**

Remaining percentage of land area: **57.44%**

**As the proposed extension and outbuildings do not exceed the dwellings available area on site by more than 50%, therefore this development is of a suitable scale to develop on, the usable amenity has not been impacted by this development and the garden space remains unchanged.**

## Sunlight and Daylight

The dwellings are adjacent to a residential dwelling that is a significant distance from the proposed extension, residential dwelling therefore the 25/45 degree does apply to a certain extent to the adjacent dwelling where the extension is to be added to the rear extension. The proposed drawings demonstrate the lack of impact the proposed development will impose on the neighbouring homes.

overbearing impact to the neighbouring property. The design has been produced so that the neighbouring properties have no major loss of sunlight to their premises, and any windows facing the adjacent dwelling must be obscured and used to provide light and ventilation into the ensuite on the first-floor extension.

## Noise Impact Assessment

The existing development is not in an area where there are existing sources of noise, in addition to this the construction work will be done in line with party wall agreement with the neighbouring dwellings. All work carried out on site are to be done between standard working hours and must not cause a nuisance to neighbouring dwellings.

## Materials

### **Walls**

The proposed extension walls are to be finished with brickwork that match the style and colour of the existing dwelling.

### **Roof**

The proposed roof is to be made up of similar slate tiles to that match the existing dwelling and neighbouring properties.

### **Doors**

All new doors are u-pvc or composite to provide a contemporary and modern look to gable end wall of the proposed extension.

### **Windows**

All new windows are to have a similar design of the existing windows and will be made up of white u-PVC to provide similar

### **Boundary**

The boundary is surrounded by feather edge timber boards fencing; block/brick walls and hedging. There will be no changes to this in this application.

### **Vehicle access and hard standing**

The existing hard standing is made up of concrete, grass and a resin driveway to the front of the property and to the rear of the dwelling it is made up grass and concrete slabs. This will remain relatively the same with the exception of the of the concrete path being replaced by the new proposed porch.

Vehicle access is residential parking and is to remain unchanged; the homeowner has a driveway and three parking space at the front of the property.

### **Lighting**

The existing dwelling has low-energy light bulbs and the proposed extension will also be using low-energy lighting throughout. No external lighting.

### **Gutters**

There will be new plastic guttering on the new extension and this will match the existing guttering already in place on the existing property.

## Waste

All waste is to be collected from the existing location and will not change within this application, this can be seen on both existing and proposed floor plans.