

DESIGN AND ACCESS STATEMENT

REAR EXTENSION AND ALTERATIONS TO 32 INGLE CLOSE,, HEADINGTON, OXFORD, OX3 9DB.



Site Context:

32 Ingle Close is a one of a pair of semi-detached houses built in the early 1950s. It is on a good sized plot situated right at the top of Ingle Close. It actually fronts Dunstan Road and is beyond the obvious extent of the close; linked up only by the footpath to the close. Its driveway is off Dunstan Road. Dunstan Road is in Old Headington Village and Ingle Close is in an area known as Northway which is a housing estate that was built as council housing is straddled between Old Headington, Marston, Barton Park and the John Radcliffe Hospital. 32 Ingle Close is well connected to Headington with access via Dunstan Road and Osler Road, being technically the first house within Northway upon entry from Headington. Number 32 Ingle Close is in an attractive location with views over Dunstan Park to the front and Headington Cemetery to the rear. It is also situated about 100m from the new entrance into the rear of the JR Hospital.

It is about 800m northwest of Headington shops and 2 miles from Oxford city

centre. There are good local bus services along Dunstan Road itself into the hospital with connections to the city. There are also coaches serving London every 15 minutes during the day from Headington. Headington has its hospitals and larger supermarkets. There are nearby primary and secondary schools. The dwelling itself is set back from the road by about 10 metres. There is a rather awkward driveway access with access in at a sharp angle, made worse by some concrete bollards that have been put in place to protect an area of verge. It is possible to park on the road, or a smallish to average sized car on the driveway albeit on the angle slightly. The picture below shows the driveway access.



Planning History:

According to searches on the council website there have been 5 recorded planning submissions. Firstly Planning Permission for the estate of houses was granted in 1951. Then there 4 historical applications between the years of 1963 and 1976 that relate to the porch, garage and tools shed to the rear of the garage, now a study.

The Proposal:

The house currently has two bedrooms, a first floor bathroom. There is a through living room, kitchen straddled over a space that was originally a utility space and the original kitchen area. There is a library passage and study at the rear. To the front of the property there is the garage/ a section of which has in recent years been converted into a laundry area.

It is proposed to convert the garage into a bedroom. The utility area will be retained but reconfigured slightly such that it will be a combined shower room/ WC with utility area off it.

The current garage is too small to park inside, but in terms of storage provision, three other improvements are to be made. Firstly there will be a small timber shed in the rear garden. Secondly there will be a bicycle store in the front garden area. Thirdly an improved loft hatch with pull down ladder has just been installed. These combined will allow for storage of the items that are currently housed within the garage.

It is proposed to raise the roof slightly over the proposed bedroom and have a small pitched roof here that also carries over the porch. The current roof would result in a low ceiling once floor levels are built up to allow for insulation etc. As this results in the external change suggested above we hereby apply for Planning Permission for the change rather than submit for a Certificate of Lawfulness if it were straight conversion alone.

Materials would match the existing. The roof tiles and pitches would match those on the main roof. The small gable would be clad in shiplap boarding as access will be hard due to next doors shed. The new window to the front will be in white UPVC in a style to match the existing. In addition to this there will be a south facing rooflight to the slope at high level.

Daylight issues:

The neighbouring property, number 35 Dunstan Road is a bungalow set within close proximity to the garage of to number 32 Ingle Close. There is a substantial shed on the neighbouring property between the house (35 Dunstan Road) and the garage at application site. Also there is a retaining wall between the properties meaning that the finished floor level at number 35 Dunstan Road is approximately 2 metres higher than that at the application site. Also the proposed pitched roof will be masked by the shed. Furthermore the room that is affected if at all at number 35 Dunstan Road also has a front aspect and window as can be seen in the photos below. As such there would be no significant light loss to number 35 Dunstan Road/ nor loss in amenity. No other properties are affected.

The neighbour's shed in relation to the proposed small pitched roof (top photo) and the windows that face Dunstan Road at number 35 (bottom photo):



Access (vehicle parking, cycle parking and bins storage):

Parking is to remain as it is. Some minor alterations to the driveway are being shown but the reality is that the area proposed for the bicycle storage unit is not an area


used to park on at present as it is hard to turn in and reverse out again. The reality is that parking is normally achieved by parking on the angle. There is currently one off street parking space and this is to be retained. One off street parking space in this sustainable location should be more than adequate. The houses down the foot path have no off-street provision.

Bins will be stored where they currently are stored as well.

A Brighton type bicycle stand is to be provided with a green roof which would be suitable for 3 bicycles as advertised. The height will be 1.35m; width 2m and depth 1m.

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W: 2m / D: 1m / H: 1.35m

Precedents:

There are countless precedents of garages being converted into habitable rooms in Oxford and they are normally done under permitted development. One project that Digby Architectural worked on recently whereby a garage conversion was achieved involving a Planning Permission was at 43 Netherwoods Road, in Risinghurst.

Sustainability:

The conversion will be built to a good standard and the property will be fully compliant with the latest Building Regulations Standards. As for the existing parts, though in reasonable condition, they would be carefully refurbished and brought up to current standards, in terms of heat losses and wherever possible, insulation would be added and thickened up in order to perform better thermally.

The contractor will be encouraged to responsibly source, local materials and use energy efficient lighting. He will also be advised to show a commitment to employ the best practice, site management principles.

The existing shrubs that are on the site in the front and back gardens are to be retained with additional planting used to enhance the ecological value of the site wherever appropriate. Our clients intend on providing additional planting to the residential garden areas upon completion.

The health and well being of the residents will be satisfactory by the provision of adequate levels of daylight, sunlight, lower heating bills due to additional insulation wherever possible and further visual improvements to private external space.

Basic building elements of construction will be from responsibly sourced materials as will finishing elements and a Green Guide for Housing Specification rating of 'A' will be strived for in all building elements.

Tree Survey, Arboricultural Statement:

There no trees that will be affected and the proposals do not involve any foundations as such that could affect roots.

Rights of Way and Countryside Access:

There are no rights of way that are affected by the proposals and no change to, or obstruction of walking, cycling and riding resources or countryside access.

Flood Risk Assessment:

According to Environment Agency's flood risk maps, the property does not lie within areas of flooding from rivers or sea without defences or areas of extreme flooding.

Crime and community safety:

Alterations to the existing house are not expected to have either a positive or negative affect on community safety.

Biodiversity:

We believe that this is not applicable to this project. There will be no increase in footprint or loss of greenery.

Heritage Statement:

We believe that this is not applicable to this project.

Foul Water:

The property is currently served by the local authority drains. No change here is proposed.

Surface Water:

Surface water would be taken to a soakaway at the rear of the property. At the front of the property all hard surfaces are as existing. Should they get replaced they will be SUDS compliant. Block paving would be provided with open joints.

Conclusion:

To conclude, the proposed alterations have been carefully designed in a way such that they should complement/ enhance the appearance of the existing house and should not alter the character of the locality. The small pitched roof over the porch and garage will improve upon the appearance of the house from the front. There should be no overlooking and the proposed alterations/ extensions should not affect the amenity levels of the neighbouring houses. My clients wish to improve the house for their own benefit. They intend on residing in the property for the long term.