

DESIGN AND ACCESS STATEMENT

8 STAUNTON ROAD, HEADINGTON, OXFORD, OX3 7TW

PROPOSED EXTENSION & LOFT CONVERSION



(Picture showing the front elevation of 8 Staunton Road)

INTRODUCTION

Outline Proposals

- This proposal is for full planning permission to renew the extant permission (18/00222/FUL) for the following alterations to the property (no changes have been made to the proposals since the previous permission):
 - The demolition of the existing garage to the side of the property and construction of a ground floor utility room and study with a small first floor ensuite.
 - Removal of existing canopy roof at the rear of the property and construction of ground floor extension to the rear.
 - Loft conversion and other internal alterations.
 - Landscaping to the front of the property to provide ample off-road parking for two vehicles.
- The buildings and site are owned and occupied by the applicant and the general history of the site is detailed below. Due to the nature of the occupation of the site the likelihood of site wide or site specific contamination is considered to be very low.
- The Design and Access Statement contains a full description of the scheme, design process and existing site features. Background to the scheme is referred to in the following sections.
- The Statement should be read in conjunction with the other documents prepared, including the detailed design drawings and planning application forms.

- In preparing this Statement we have referred to guidance given in “Design & Access Statements” published by CABE although the contents of this Statement have been specifically tailored for this development.

THE SITE

Location, Surroundings and Features

- The site which is regular in shape with an area of approximately 1/8th acre, is located within a very desirable residential area of Headington, Oxford with many large detached properties surrounding it.
- The current building is a 3 bedroom, 2-storey detached family house, with an attached single garage and parking to the front.
- The site itself is fairly generous in size (by modern standards) and is bounded to the North West, South East by similar detached properties, most of which have been extended considerably at some time in the recent past.
- Environment Agency flood risk maps indicate that there is no flood-risk to this site.

Situation and History

- The house is of traditional masonry construction with painted rough cast render to the external elevations. The roof is pitched and hipped, covered in red clay plain tiles. To the rear there is a small single-storey structure, with a part pitched and part flat roof with external walls to match the main building. Similarly, to the SE there is a single garage, with hipped roof and walls to match the rest of the building. A timber framed and glazed porch is present on the front elevation.
- The original house was extended in the 1950's, when the single storey rear extension was added. The extension stayed faithful to the original character of the house adding a pitched and tiled roof. Later in the 1960's a small section of flat roof over a kitchen extension was added together with the timber framed and glazed porch structure to the front of the property.
- Since the above alterations, no further development has been carried out to the property.
- Planning permission has been gained for the above proposals previously with planning permissions :-
 - 12/00398/FUL – 29/03/2012 - Renewed
 - 15/00135/FUL – 25/02/2015 – Renewed
 - 18/00222/FUL – 23/03/2018 - Extant

DEVELOPMENT PROPOSALS

- The present owner is seeking to increase the living accommodation within the property in order to provide sufficient additional space for the future possibility of a live in carer or family members.
- The details of the proposals are highlighted at the start of this document and the attached plans fully illustrate the applicant's aspirations.

DESIGN

- The design takes into account the clients (applicants) requirements and aspirations, together with the features and site constraints and surroundings; the main points being:-
 - The owner's requirements for comfortable, spacious living areas to accommodate extended family or live in carers.
 - A layout designed to optimise the buildings location and orientation in terms of outlook and access.
 - The kitchen area is currently very awkward and enclosed. The open plan design enables clear working spaces and light areas enhancing access within the property.
 - The need for a more accessible ground level cloakroom
 - The need for an appropriate building form to compliment the existing buildings and respect the surrounding areas and street scene.
 - To maintain ample parking areas in balance with a green and well planted front garden.
 - To maintain a suitable relationship with the site as a whole through the design and massing, scale and materials whilst minimising any impact on the overlooking of neighbouring properties.

Layout

- The design strategy detailed above sets out the principles that have informed design decisions in terms of the layout. These are shown on the drawings and it is not felt necessary to reiterate them here.

Appearance

- The choice of external materials and the quality of the finish will undoubtedly play a significant part in ensuring that the extensions as a whole present a satisfactory appearance. The proposed external materials and details to be used in the construction will be as detailed below and will of course be subject to agreement in detail as part of the planning process.
 - Roof – Traditional timber framed cut roof of approximately 42° covered in plain red clay tiles to match the main property. Overhanging eaves details are proposed in order to maintain the existing appearance of the building. Conservation style rooflights are proposed to the loft conversion providing natural lighting to the second floor. This will limit the amount of artificial light required. The dormer to the rear roof slope will be timber framed and clad in leadwork to blend in with the natural roof tiles. The positioning of the dormer will help balance and create an interesting detail to the rear elevation. The single storey rear extension will have a shallower slope hipped and tiled roof to maintain a consistency of styles and materials. The small section of roof to front elevation above the study reinforces the subservient nature of the extension, balancing the front elevation and continues to enhance the character of the property maintaining a coherent blend of details in the context of the street scene.
 - Walls – External walls to the extension will be constructed in cavity masonry (to modern standards) incorporating a red brick plinth and string course around the property as existing. Above this, the walls will be of painted rough cast render to match the main building.

- Windows & Doors – These will be timber construction with double glazed units installed meeting relevant building standards. External joinerywork will be painted to match all round and glazing bars and casements will match the main building style also.

Landscape

- The existing driveway is to be extended into the front garden, constructed in either porous materials or laid to ensure that rainwater drains naturally to the garden borders.
- The extended car parking area will be surrounded by wide borders accommodating existing and freshly planted hedging and shrubs.
- The landscaping for the scheme will otherwise be limited to the areas immediately surrounding the alterations, re-instating existing materials and finishes all round.

Sustainability – Building/Construction

- The new extensions will incorporate a number of features that will assist in reducing its overall environmental impact including;-
 - High standard of insulation and fully weather sealed double glazed windows and doors with low E glazing where appropriate.
 - Natural solar shading.
 - Efficient use of daylighting.
 - Low energy fittings and controls.
 - Use of “A” rated construction materials from the BRE Green Guide to specification including FSC certified timber.

Environmental Impacts

- None of significance.

Highway & Access

- Existing access ways to the property will be unchanged, and traffic levels will be unaffected by the proposals.

Noise

- With the exception of the construction period, which will be controlled by relevant construction legislation, noise levels generated from the property will be unchanged by the proposals.

Drainage

- Foul drainage and surface water drainage to the extension will be connected to the existing systems on the site following suitability tests and loadings.

Ecology

- An ecological survey has not been completed and it is assumed will not be necessary, due to the existing long term use of the site. Open countryside to the rear of the property will in no way be affected by the proposals as the extensions are minor and wholly isolated within the plot.

Lighting

- Existing lighting on site will remain unchanged.

Conclusion

The proposed development to this property is intended to ensure that the original character of the existing building is maintained and by incorporating details such as the hipped roof extensions and the dormer to the rear makes the building interesting and balanced.

Many properties in the local area have carried out extensions similar to this proposal and the resulting building will blend well within the context of the street scene and make a positive contribution to the character of the area. Whilst the extension and loft conversion to the property does enlarge the property, the footprint of the building is only marginally increased.

In conclusion, it is felt that the applicant's development proposal for this property has provided a considered and coherent design which fits well within the existing developed surrounding properties and street scene, avoiding overlooking and enhancing the character of the main building.

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