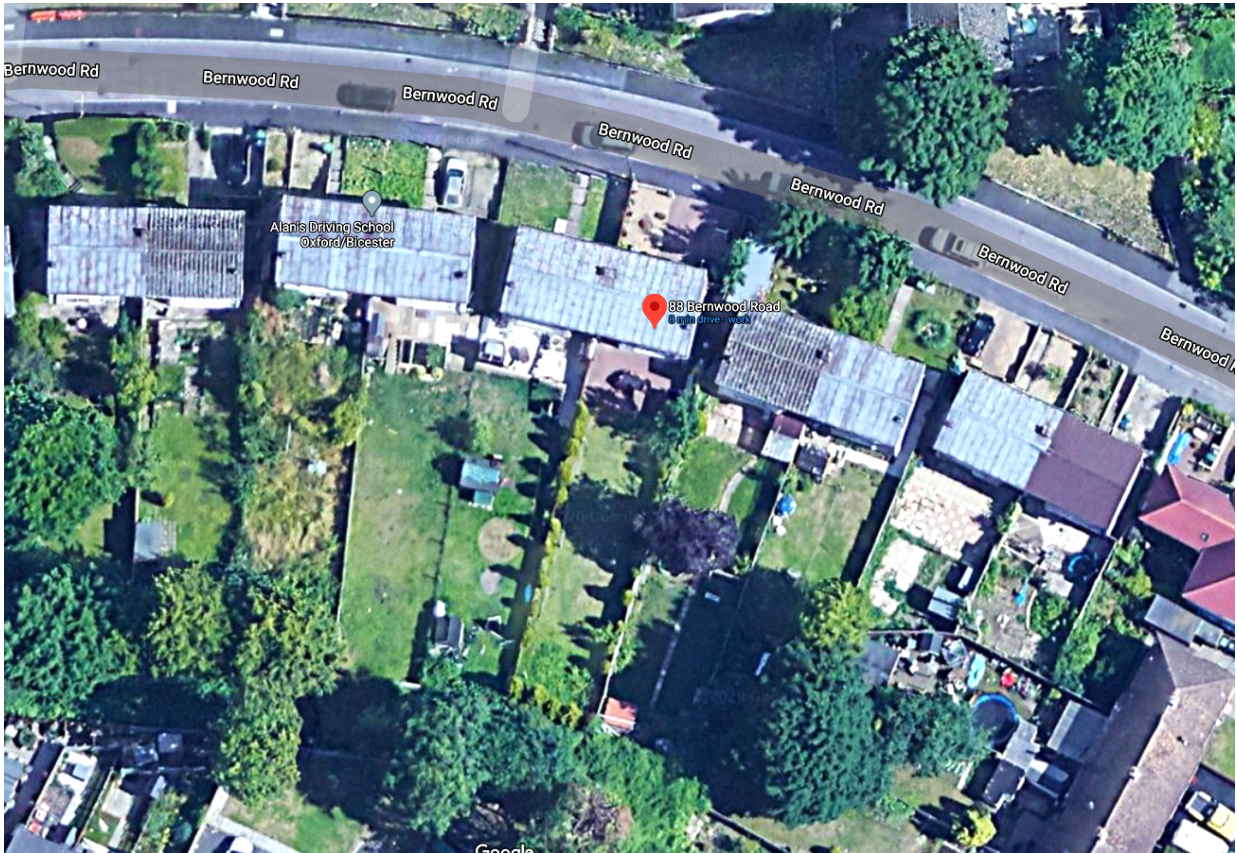


DESIGN AND ACCESS STATEMENT

88 BERNWOOD ROAD, BARTON, OXFORD- ANNEXE IN REAR GARDEN



Site Context:

Bernwood Road, is an area of semi-detached houses built in the late 1940s as pre-fabricated houses. These were built towards the end of the 2nd World War as emergency accommodation. They are structured around a steel frame and cladding. They have since been rendered. They were originally council housing and some have been bought privately by the residents. My clients have been long term residents. The development is situated right on the edge of Oxford (Northeast) and right in the heart of Barton, close to the shops and amenities. Barton is a large housing area that was built up around its new Parish Church of St. Mary in the late 1950s and early 1960s. There is an old village and Barton manor dating back to the 17th Century. It has been swallowed up by the development. Barton mainly consists of semi-detached houses, some of which have been built up out of pre-fabricated materials others out of red brick. Barton whilst being on the edge of Oxford is very well integrated into the city with a very reliable and frequent bus service number 8. There are two schools, a community centre, medical centre, shops and a leisure centre. The new development of Barton Park that will be integrated will add to the facilities available and has a new connection onto the ring road. The houses on Bernwood Road consist of the similar pre-fabricated houses on the East section of the road and Redbrick terraced houses on the West section of the road. These would have been built before the 2nd World War in the 1930s.

Planning History:

This is a resubmission further to the recent application 20/02594/FUL which was refused on 14th of December 2020. The scheme has been revised in order to try to overcome the Planning Officer's concerns that lead to refusal. The officer who dealt with the application was Sarah Orchard.

There are no further registered applications on the council's website that relate to the property.

The Proposal:

The existing house is well looked after and serves as an attractive family home. The family have outgrown the house and three generations are residing in the house, 4 adults and kids. My clients wish to add floor space and rather than extend the house which is complicated with the steel frame they wish to erect an annexe in the rear garden. This will be a 'granny' type annexe whereby it will give grandma some independence from the rest of the family yet allow them to share in meal times and other family times. The annexe would be used as ancillary accommodation to the main dwelling but it would be used as an integral part of the family dwelling. It will also mean that there can be help readily on hand in the future when needed. The house is on a large plot with a long and wide garden. It is proposed to build the annexe at the end of the garden. There will still be plenty of garden to enjoy for all and the proposed accommodation.

The reason for refusal given was: "Due to the scale, design and massing of the proposal, the development would result in an incongruous addition which fails to relate to the character and grain of development of residential gardens in the area to the detriment of the character and appearance and the visual amenity of the area contrary to policy DH1 of the Oxford Local Plan 2036."

It was noted that there has not been much development in any other gardens despite gardens being of generous size.

The changes that have been made are as follows:

- 1./The annexe has been reduced in depth by 0.5 metres. The internal layout/ design has remained the same.
- 2./The height of the roof has been brought down significantly and the roof is of flat roof design.
- 3./The amount of glazing that faces the garden has been reduced significantly.
- 4./Materials have been changed such that walls will be finished in timber cladding. This natural material similar to what gets used generally on sheds will suit the garden and environment better and not stand out overly as the last scheme did. It will be treated and will weather naturally in time to a mellow brown/ grey colour.

All in all it is hoped that the above will make a difference and that the proposal will not alter the character and grain of development of residential gardens in the area. At around 2.9 metres high it is higher than what would be allowed under permitted development, however we do wish to make the point that a building of larger footprint than what we are proposing and 2.5 metres high would be allowed under permitted development. The

appearance of the building would now be along the lines of those that do typically get built under permitted development as garden offices/ gyms etc.

Windows and doors will be in dark grey UPVC or powder coated aluminium, chosen not to stand out as much as white ones. The annexe is a distance away from the main house and not near any other building. The amount of garden retained would be significant and it is proposed to keep the conifers that are indicated on the plans as screening. We hope that the scheme will now be deemed as a satisfactory addition to the vicinity.

Daylight/ Sunlight Assessment and Overlooking):

In terms of daylight issues, the proposed single storey outbuilding is a distance away from any of the neighbouring properties and is at the end of the garden. Therefore this is not a factor that needs to be accounted for.

With it being single storey there are no overlooking issues. There are some windows proposed for the side and the rear elevation but these will either be high level and/ or obscure glazed. They overlook a fence and no neighbouring gardens.

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

There is currently off road parking for two cars at the front of the property. There is also visitor parking on the street. This is to remain as existing. Bins and bicycles are to be stored at the front of the property and within a small shed that is already on site. No change to this is proposed and occupancy levels are not expected to be increased as a result of the proposals. The property is situated in a highly sustainable location, a few minutes walk away from a regular bus service (City 8). Buses serve Headington and the city centre and the service runs about every 20 minutes.

Sustainability:

The annexe will be built to a good standard to at least meet the current Building Regulations standards.

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 back garden are to be retained with additional planting used to enhance the ecological value of the site wherever appropriate, especially in within the beds and at the front.

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.

Tree Survey, Arboricultural Statement:

There are a number of conifers (Leylandii). Unfortunately some of these will need to be removed. The conifers that are due for removal have been shown on the plans. Conifers are

fast growing and not considered worthy of protection. Whilst it is a shame that they need to be removed my clients, whom, are keen gardeners, intend upon planting some other attractive shrubs and small trees in the remaining parts of the garden upon completion.

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.

Drainage (Foul Water and Surface Water):

Foul drainage will be connected to the existing mains sewer and no new connection is needed onto the public sewer.

Surface water will be taken to a soakaway made up of a SUDS crate system. The position of which and size will be determined by the Building Inspector.

Crime and community safety:

Alterations to the existing house and its subdivision 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.

Heritage Statement:

We believe that this is not applicable to this project.

Conclusion:

To conclude, the changes to this property in the Barton area would not have a detrimental effect on any of the neighbouring properties or on the area as a whole. The proposed outbuilding has been carefully designed in a way such that it should complement/ enhance the appearance of the existing house and should not alter the character of the locality. 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 for their growing family. Having lived at the property for quite some time, they wish to make these improvements such that it will be possible to continue to reside in the property for the long term. They are a growing family.