

**DESIGN AND ACCESS STATEMENT FOR PROPOSED ONE BEDROOM DWELLING ATTACHED TO THE SIDE OF NUMBER 14 POUND FIELD CLOSE, BARTON, OXFORD**



**The Locality & Site, and Planning History:**

Pound Field Close is a development of terraced houses built in the early 1970s. Pound Field Close was built at the same time as Bushey Leys Close and Taggs Gate. The close is situated off one of the more major feeder roads, Fettiplace Road. Pound Field Close is one of the later additions to the original estate Barton, though there are some parts that were built up later still. 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 17<sup>th</sup> 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. This bus service runs along Fettiplace Road itself. 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. Number 14

Pound Field Close is an end of terraced property that has three bedrooms and is on a much larger plot than average on the Close. The other houses have gardens/ plots that are approximately half the width and number 14 is the only property with off road parking. The terraced houses are faced in a mellow yellow/ orange facing bricks and have brown/ grey interlocking concrete tiled roofs.

According to the council's website there has been one previous application registered to the property other than that for the original consent in 1970. This was for a 2 storey side extension in 2017. This application had been withdrawn and it is thought that it may have been recommended for refusal. The two storey extension had been planned to have no set back off the pavement and the gabled wall had no fenestration planned so would have presented as rather hostile.

### The Proposal:

Number 14 is a terraced house with three bedrooms and first floor bathroom. On the ground floor there is a kitchen and open plan living/ dining space and separate sitting room plus a ground floor shower room. This is a good sized family home and it is not proposed to make any changes to the dwelling itself. It is proposed to add onto the end of the terrace a good sized one house with one bedroom and an open plan study area. It will also feature a kitchen diner onto the garden and sitting room at the front.

The new dwelling, which is being referred to as number 15 has been designed to be subservient to number 14. It is set back by a metre at the front and a metre off the pavement edge to Fettiplace Road. It has been designed such that it addresses the street frontage onto Fettiplace Road and adds interest compared to the high blockwork wall that is currently on the boundary (image below). The design will allow for landscaping to the frontage that wraps around the dwelling.



As for amenity spaces. Number 14 will be left with a rear garden that is of equal size compared to others on the terrace, numbers 11-13. It is proposed to reinstate some planting to the front garden such that this can also be used as an amenity space. Number 15 will be provided with a good sized amenity space that works out as larger

than the area of the proposed footprint (in total 37 square metres). There will be areas of front/ side garden that add further to outside attractive amenity space.

As the plot is of a good size, within an already built up area, due to the housing shortage, it is a good opportunity for development to take place. The property is also situated very close to one of Oxford's newest and most attractive parks known as the 'Linear Park'. It is also close to the open countryside and footpaths.

In providing an additional good sized 1 bedroom unit, this will in the longer term provide as a starter home for those who may find it hard to get onto the property ladder. Providing smaller homes in already established areas can offer up possibilities for those who have been brought up in the area to be able to stay in the area and form their own household. The unit created would be ideal for either young couples or retired couples who may wish to down size. By utilizing space in built up and sustainable areas, the need to develop on greenfield sites will be kept to a minimum.

Barton lies within 'Oxford city' where permission will not normally be granted if a family unit is lost. It is therefore important to note that a good family sized 3 bedroom house is being retained on a remaining plot of land that will not be any smaller than is typical for the area.

The proposed dwelling will meet the required minimum space standard for a one bedroom dwelling over two floors, that is 58 square metres. It is estimated at 60.5 square metres.

Materials used would match those on the main house. Walls would be finished in facing bricks that match. Roofs would be in concrete interlocking tiles that match and fenestration will be in white UPVC.

In terms of an established building line. As discussed the dwelling will be a metre off the pavement. Fettiplace Road turns and there is a real mix of buildings. Some set back significantly and others practically on the pavement. In addition to this there are fences and walls of significant height right on the pavement. The pictures below/ over the page show views up and down the road from the application site. This is to show the fact that no building line as such is established.





### Precedents:

There are a number of subdivided plots around locally including that of 106 Waynflete Road and 18 Cranley Road. Then further afield but within the built up area of Oxford at 39 Don Bosco Close, 53 Balfour Road, 13 Outram Road, 39 St. Luke's Road, 35 Lytton Road, 148 Oxford Road, Marston and 6 Trafford Road.

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

There is currently off road parking for several vehicles. Along the lines of the newly adopted 2036 plan however it is appropriate to provide each dwelling with a single space only. The plan of shortening the driveway has therefore been adopted such that numbers 14 and 15 will have one space each. The dropped kerb is already in place so there is no change that affects access onto the highway nor pedestrian access.

Both the existing and proposed dwellings will be provided with covered and secure bicycle storage (number 14 within the existing shed). The proposed dwelling would be able to accommodate 2 bicycles and the existing dwelling 3 bicycles. Bin storage areas will also be provided for each dwelling. Bin storage areas and bicycle storage will be screened by the planting of some easy maintenance and hardy shrubs and will be within small purpose built timber enclosures.

Rear access will be maintained to the rear garden of the main house via the back passage. Rear access to the proposed dwelling will be via a new side access. As such there will be no change necessary that affects the existing rear communal passage.

### Sustainability:

The proposed dwelling is to be built to a good standard in order to comply with the building regulations with insulation 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 gardens are to be retained with additional planting used to enhance the ecological value of the site wherever appropriate as shown on drawings. 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 good levels of insulation 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.

A further element of sustainable design can be negotiated with the Planning Officer and we are happy to receive a conditional approval such that details can be agreed once a decision has been made.

#### **Tree Survey, Arboricultural Statement:**

This was deemed unnecessary as no trees or bushes are to be affected by the proposals.

#### **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 and provision of an additional house on the corner are expected to have a positive affect on community safety. This is due to increased levels of natural surveillance onto the pavement, compared to a blank high level wall etc.

#### **Biodiversity:**

We believe that this is not applicable to this project.

#### **Heritage Statement:**

We believe that this is not applicable to this project.

#### **Foul Water:**

The property is currently served by the local authority drains. A new drainage connection for the existing dwelling has been indicated on the plans.

#### **Surface Water:**

Surface water would be taken to a soakaways at the front of the property. All hard surfaces would be SUDS compliant. The parking spaces would be finished in SUDS compliant block paving with open joints on a Geo textile membrane for sand retention on 100mm type 1 granular subbase on subsoil.

Paved/ path areas would be in paving with open joints for soakage.

### Noise Impact Assessment:

The proposed dwelling as a terraced dwelling will not impact greatly upon immediate neighbours in terms of sound. It will have a solid party wall and as such no different than the situation that already exists between numbers 13 and 14. It will of course accommodate sound deadening insulation as required by the Building Regulations requirements and comply with one of the Robust homes details. Dwellings other than the application site are at a significant distance away not to be affected by the proposed additional unit.

### Landscaping Details:

These have been indicated on the site plan. Species of plants etc. Specification of paving etc. to follow at conditions stage if required.

### Daylight issue and Overlooking:

There are no real daylight issues as the dwelling is situated to the side of the current dwelling. There will be some light loss to number 14 itself, especially to the sitting room however this would not be any different than would be typical for a house that gets extended. In terms of overlooking, the proposed dwelling would overlook Pound Field Close at the front, Fettiplace Road at the side and it's own rear garden. As such there will be no issue with overlooking.

### Lifetime homes:

The proposed dwelling has been designed in a way such that it will meet the criteria set out by the Lifetime Homes Criteria as best as possible.

Criteria 1: (Parking space widths) This is not relevant to the existing dwelling but the proposed dwelling would each be provided with a space that is around 2.7 metres wide minimum, rather than 2.4 metres wide referred to by the criteria as standard.

Criteria 2: (Approach from dwelling to parking) Paths between parking that is on and off street will be firm in nature and allow for easy access for wheelchairs etc.

Criteria 3: (Approach to entrances) The site is fairly flat therefore a level access into the proposed and existing dwelling would be provided.

Criteria 4: (Entrances) An Access width of 800mm clear would be provided into the new dwelling. Furthermore level access over the threshold would be provided and external lighting.

Criteria 5: (Communal stairs) Not applicable.

Criteria 6: (Internal doors and hallways) Clear opening to doors will be provided and there is no hallway as such.

Criteria 7: (Circulation spaces) The kitchen, living spaces and hallway would have sufficient widths and allow for the turning of wheel chairs. The bedroom of the proposed dwelling is of good size.

Criteria 8: (Entrance living space) The dwelling is to be provided with sufficient living spaces on entry level.

Criteria 9: (Temporary bed space) There could be a temporary bed space in the sitting room. The room is of sufficient size to also be able to function as a living space for a couple of people.



Criteria 10: (Entrance level WC and shower) A good sized cloakroom is to be provided and the staircase could have a stair lift or there could be a through the floor lift provided.

Criteria 11: (Walls bath/ shower room) The walls to the bath room would be of solid nature and therefore could provide adequate fixing for grab rails etc.

Criteria 12: (Stairs/ through the floor lift) The stairs would be suitable for a stairlift, alternatively a through the floor lift could be provided giving direct access between the living room and bedroom.

Criteria 13: (Potential for hoists) Ceilings would provide adequate strength for future hoists although this would need to provide access between the temporary bed space and the cloak room.

Criteria 14: (Bathrooms) Covered above, the bathroom is larger than average for good access if required by those with limited mobility..

Criteria 15: (Glazing to living/ dining room) As there are French doors it would be possible for one to see out and enjoy the garden whilst seated.

Criteria 16: (Services) Electrical services will be positioned at heights described.

## Conclusion:

We have thought carefully about the design and siting of the dwelling in order that the character of the area will not be affected. We have come up with a design that would respect the locality and immediate neighbours privacy.

To conclude, the changes to this plot and creation of a residential unit would not have a detrimental effect on any of the neighbouring properties or on the area as a whole. There would be a significant change to the street scene but we feel it would be an improvement upon the existing situation and can be done in an attractive way incorporating parking, areas of garden and planting. Most importantly a good sized attractive additional residential unit will be created that will be more affordable than other larger properties in Oxford. The unit that would be created will go towards quotas set in order to address the national housing shortage. Good quality housing is needed in already built up areas that are sustainable.