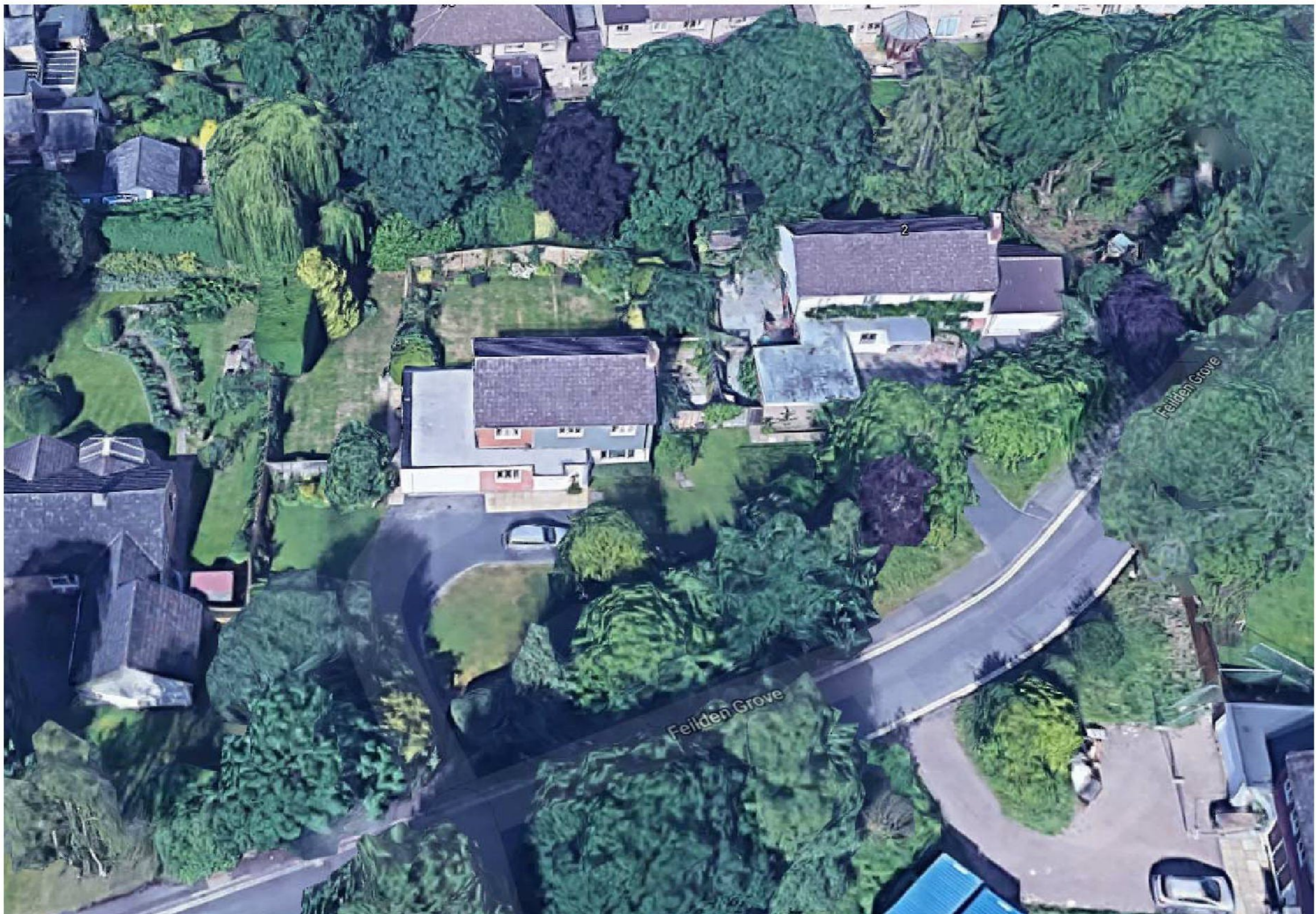


DESIGN STATEMENT

FOR

PROPOSED DETACHED GARAGE

4 FEILDEN GROVE  
OXFORD  
OXON. OX3 0DU



STATEMENT PREPARED BY:

**NT**:architect

DATE PREPARED: DEC 20

REV:

## INTRODUCTION

SITE ADDRESS  
4 Feilden Grove  
Oxford  
Oxon. OX3 0DU

APPLICANT:  
Mr. M. Armitage

AGENT:  
Nick Turner Architect  
c/o: 14 Brasenose Villas  
The Green  
Chipping Norton  
Oxon. OX7 5DJ

### INTRODUCTION:

This Design & Access Statement accompanies an application for the erection of a single storey detached garage. This statement has been written to comply with the requirements of Article 4C of the Town & Country Planning Act (2005). The key objective of this proposal is to obtain planning permission for the proposals.

### PLANNING HISTORY:

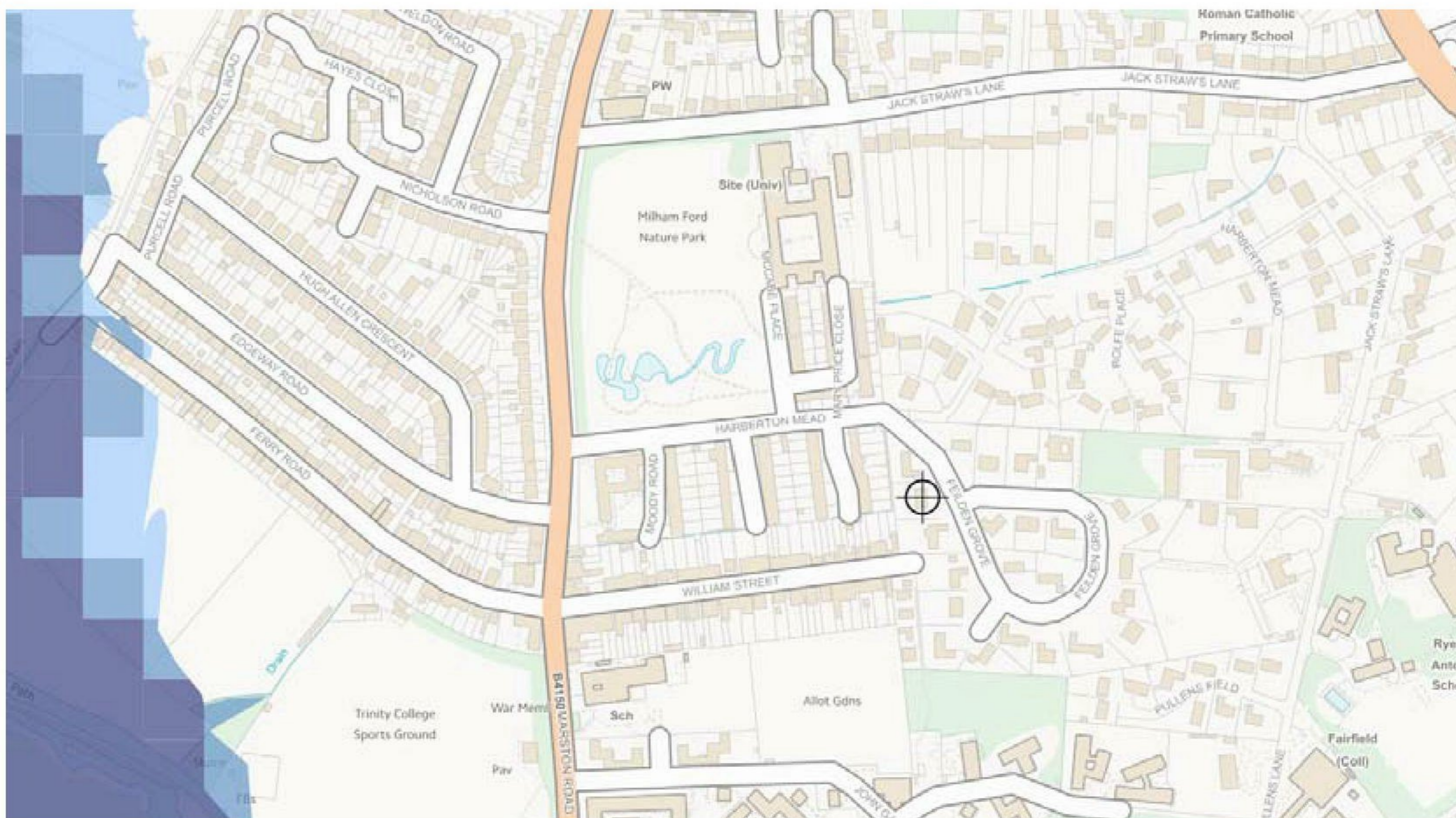
16/00089/CAT: Reduce Overall Canopy by 3-4m of 1No. Willow Tree, Reduce overall canopy by 2m of 1No. Sycamore Tree, removal of lowest 3 branches of 1No. Sycamore Tree in the Headington Hill Conservation Area.

### PLANNING POLICY:

The application has had due regard to the adopted Oxford City Council Local Plan, as well as the relevant SPD that have been subsequently adopted and Design Guide information. The site is located within the Headington Hill Conservation Area. The building is not a Listed Building nor is it close to or impact upon any adjacent Listed Buildings.

### FLOOD RISK:

A preliminary check online with the Environment Agency notes that the site is not located within a flood plain:



## EXISTING USE

### EXISTING USE:

Feilden Grove is a quiet suburban residential street in the Headington Hill area of Oxford, to the east of the city. The highway is a cul-de-sac and is accessible via Harberton Mead, a secondary road accessed off Marston Road, a main thoroughfare. Whilst the main centre of the Headington Hill Conservation Area was laid out in Victorian times, Feilden Grove is a more modern insertion, being built in the 1970's. It is nestled amongst mature trees. The houses are larger mature dwellings set in their own grounds and sit both sides of the highway, which forms a loop towards the east. They reflect the design of the time, in a plain style, many with link attached garages and finished with a mixed palette of materials.

No. 4 is a typical post war dwelling and is located towards the entrance of the street, in the northwestern end. It is a detached dwelling and is located to the western side of the highway. The property is a four bedroom dwelling over two storeys with a small single storey conservatory to the rear. The dwelling is set centrally within the plot and has a modest front garden with vehicular access to the highway. The side gardens provide access to the rear garden. The dwellings notionally follow the highway with no discernible building line. There are a number of mature trees within the plot.

The dwelling has a no distinguishing features with a gable end roof facing the highway and finished with concrete plain tiles. The dwelling is a mix of facing brickwork, tile hanging and render finish; there are aluminium replacement windows. There is currently an integral garage. The garden is bounded by a timber fence to all sides; there is no treatment to the front and front side boundaries, ensuring that the street scene remains open.

The property is located within the Headington Hill Conservation Area.

Of material consideration is a number of properties on Feilden Grove that have had works to the garages, including No. 14 that has approved a detached garage.

## PROPOSED DESIGN & JUSTIFICATION:

### SUPPORTING DISCUSSION:

#### DESIGN PROPOSALS:

The proposals are for a detached garage located to the southern side of the site and adjacent to the vehicular access. The garage is to be single storey and includes a dual pitched roof with the gable end facing towards the front garden of the property. The garage is located adjacent to the neighbours garage to the south and does not adversely affect the properties adjacent.

This design approach is for a double garage with full width double garage up and over door. The design also includes a pedestrian door to the north, and facing towards the main house. The internal dimensions reflect the local policies and requirements for garages.

In terms of finishes, the building complements the dwelling adjacent, with smoothcoat render to all elevations. Similarly roof finishes are to be the same and door style and composition respond to the neighbours.

#### SUNLIGHT AND DAYLIGHT CONSIDERATIONS:

The location of the garage has given consideration to other buildings adjacent to ensure that there are no issues relating to overlooking and overshadowing.

#### NOISE ASSESSMENT:

The site is located in a quiet cul-de-sac and the garage will not provide or create any further noise disturbance and therefore will not impact upon the noise locally.

#### ACCESS:

#### GENERAL CONSIDERATIONS:

**EXTERNALS:** The garage has level access to the adjacent drive and the side pedestrian door is similarly set at level to suit ground levels.

#### PARKING PROVISION:

At present the existing house has one garage space within the integral garage. However, it should be noted that this is inadequate in accordance with current space standards and therefore is unusable as such. Historically too, the space has been partially infilled with a utility room.

Additional off street parking is provided to the front of the house. It should be noted that the existing internal space in the garage has insufficient width in relation to modern parking standards and the parking space to the front of the house will not allow for vehicular movements on site allowing any vehicles to exit in a forwards direction. The proposed detached garage would improve this situation by creating two off street car parking spaces in accordance with OCC Highways standards and additionally allow for vehicle movements on site to allow for entry and exit onto the property in a forwards direction.

Whilst the existing access drive will be retained, any new areas of hardstanding will be constructed in a suitable porous SUDS compliant finish to ensure that there are no adverse effects regarding drainage.

#### MATERIALS & APPEARANCE:

**MATERIALS:** The proposed garage involves a palette of materials to reflect the main house and those noted locally along the street. These include:

**WALLS:** smoothcoat render to match existing colour: white.

**ROOF:** plain concrete tiles colour: red/brown

**WINDOWS:** none.

**DOORS:** upvc composite panelled door with upper glazed units colour: white. Frame colour: white

**RAINWATER GOODS:** gutter and fascia detailing are to be upvc half round profile colour black.

The intention generally is to ensure that the impact of the proposals are minimal in terms of maintenance and style to suit the street scene locally.

#### LANDSCAPING DESIGN:

The site is approximately rectangular and the location of the new garage within the plot ensures a good amount of private amenity space is maintained. The garage is located in a space within the front garden plot that is unusable and not primary private amenity space.

The proposed garage will impact upon one of the trees within the garden, which will need to be removed. However, it is proposed to plant three new trees within the curtilage of the site to offset the loss of the tree. In addition, it should be noted that there are a number of trees on site that are unaffected by the proposed works.

Hard landscaping is achieved with the use of SUDS compliant block paviors to all parking and path areas, ensuring that the proposals do not adversely affect flood risk.

Boundary treatments are to remain as existing, where appropriate.

#### ENVIRONMENTAL CONSIDERATIONS:

**CONSTRUCTION:** The proposed building will be subject to the current standards required under building regulations. The new construction involves modern materials and will provide suitable thermal insulation. Insulation to walls and roof is greater than that currently in the regulations. It is felt that these measures improve the sustainability of the development overall in accord with current legislation.

**SUSTAINABILITY:** It is proposed that the garage will have electric car charging points installed to suit current and future vehicle needs. The garage will also be of sufficient size to allow secure and covered cycle storage, which is currently not provided at the property.

The Applicant, who has recently acquired the property intends to upgrade the property generally and the proposed garage will enable him to do so as the initial phase of the works. Following a recent survey and preparation of a 'Whole House Report' by Cosyhomes Oxfordshire the applicants are currently considering improvements to the main house including the following:

- Air Source Heat Pump.
- External Wall Insulation.
- Heat Recovery System.
- Triple Glazing.
- Cavity Wall Insulation Replacement.
- Internal Wall Insulation.

**REFUSE / RECYCLING MATTERS:** Within the curtilage of the proposed dwellings provision is made for the outside storage of refuse and recycling containers which can then be moved to the highway for collection.

**FOUL DRAINAGE ASSESSMENT:** The existing dwelling connects into the existing foul drainage system. There is no provision for foul water drainage within the proposals.

**SURFACE WATER DRAINAGE:** The site is not located within a flood zone and has good natural drainage. Therefore, the proposed garage will benefit from a soakaway located within the front garden area a minimum of 5 metres away from all other structures.

**LAND CONTAMINATION ASSESSMENT:** There is no known contamination on site and this application is not a major development application and therefore a contamination assessment is not being submitted.

#### CONCLUSION:

It is considered that the proposals are in keeping with the Government NPPF and current local planning policies and design guidelines. The proposals reflect those of many examples locally in terms of style and design. The scheme is appropriate for its location and meets local policies.

On the basis of the above design it is believed that planning permission should be granted.

Nick Turner RIBA

Architect

IMAGES:



View of front garden (vehicle parked in garage location).



View of front garden from vehicular entrance.



View of front garden from main house.



View of proposed garage location.