

**SITE ADDRESS:**  
**LAND ADJACENT TO:**  
**23, MEADEN HILL OXFORD.**  
**OX3 9QJ**

## **DESIGN AND ACCESS STATEMENT**

**Demolition of existing garage.**

**Erection of a part single, part two storey side extension to form 1 x 2-bed dwelling house.**

**Provision of private amenity space, car parking and bin and cycle store.**

**Erection of a single storey rear extension, insertion of 1No. window to first floor rear elevation and alterations to windows on front elevation of existing dwelling.**

## **DESIGN AND ACCESS STATEMENT**

### **23 MEADEN HILL OXFORD, OX3 9QJ**

#### **INTRODUCTION/OVERVIEW**

This Statement has been produced in support of a proposal to;

*“Demolition of existing garage and erection of two bedroom house.”*

The intention of the statement is to demonstrate how this modest proposal has still had regard to the need to ensure that new development has regard to its surroundings and character and integrates into its locality in an appropriate manner.

The statement has been prepared having regard to the requirements set out in the Town and Country Planning Act (Development Management Procedure) (Amendment) Order 2013 and the advice detailed in CABE “Design and Access Statements – How to write read and use them.

#### **THE PROPOSAL**

The application seeks to demolish the garage that sits to the side of the existing house at 23 Meaden Hill and extend the existing property on the footprint of the garage. The resulting building will be remodelled internally to create two dwellings (a net increase of 1).

One property effectively the existing, will remain a 3 bedroom house with the additional property a 2 bedroom. Both properties will be re-rendered and constructed of identical materials. Each house will have a single off-street parking space with areas provided to the front for bin stores and cycle parking. Each property will also have its own private rear garden.



## SITE AND SURROUNDINGS

As stated the site consists of an existing 3 bedroom house with attached flat roofed garage to the side. The existing house is one of a pair of semi detached properties and the existing garage is flat roofed and unattractive. The site is bounded on all sides by existing residential properties

The prevailing character of the area is residential with the majority of housing being modest post war housing predominantly 2 and 3 bed roomed. There is no consistent prevailing architectural style or character, the houses are a variety of styles with different materials and detailing and has a traditionally robust suburban feel to it

The site is not within a conservation area and there are no listed buildings in the locality. The site is not subject to any other form of national or local planning designation.



Existing Semi detached dwelling, 23 Meaden Hill



## **POLICY CONTEXT AND ANALYSIS**

### National Policy

National policy guidance and advice regarding the delivery of new development is set out in the National Planning Policy Framework (NPPF). The NPPF makes it clear that Local Planning Authorities should be positive in making decisions that deliver sustainable development and that the presumption should be very much in favour of permitting new sustainable development.

### Local Policy

The Oxford City Core Strategy was adopted in 2011. The Core Strategy identifies the overall housing requirement for Oxford City upto 2026 is for 8000 new homes to be delivered.

Given the clear constraints within Oxford (Green Belt, historic context, absence of large scale windfall sites) there is significant pressure to maximise opportunities to deliver new housing in sustainable locations. As detailed this site clearly is one such sustainable location.

### Sites and Housing Plan SPD

More detailed advice regarding the delivery of housing schemes is set out in the Sites and Housing Plan, adopted in 2013. Those of relevance are set out, and addressed below;

HP13 – Sets out criteria for the provision of outdoor space, including amenity areas and the provision of bins and cycle storage.

The application provides suitable private amenity space for both properties; the 3 bedroom property has a garden area measuring approximately 38 sqm with the 2 bedroom property's garden measuring approximately 30sqm. Both properties will have their own dedicated space for bin stores and cycle storage.

HP14 – Sets out criteria for assessing the impact of new development upon privacy and daylight for neighbouring properties.

The design of the scheme is such that no “rules of thumb” will be transgressed. The 45 degree rule for neighbouring windows is preserved, back to back distances between properties are in excess of 30m and the relationship between the rear elevation of 25

Meaden Hill (at a right angle to the proposed new dwelling) and the new proposed dwelling is in excess of 15m. The scheme has been carefully designed to avoid any overlooking; there are no windows on the side elevation of the new property.

HP15 – Sets out requirements for the provision of cycle storage HP16 – Sets out maximum standards for car parking provision associated with residential development.

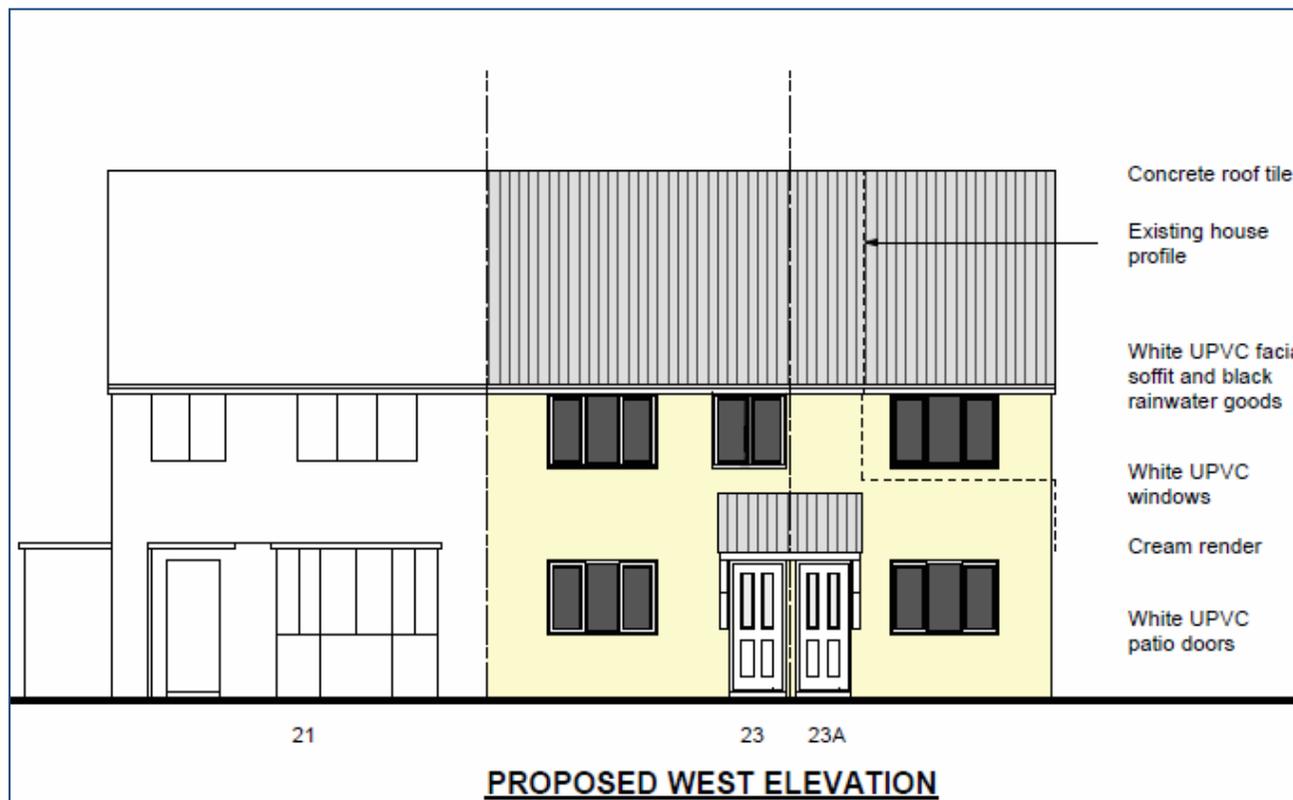
The development provides both cycle spaces and car parking in accordance with the standards set out in the SPD. Cycle parking is recommended at two spaces for the two bedroom property and three for the three bedroom property. This provision can be adequately met on site. Car parking provision is to be assessed in its context, the SPD indicates that provision for both properties should be a minimum of one space per unit and a maximum of two. Each property has one dedicated off-street space, however the surrounding area has adequate on street parking also, with no parking restrictions in place. Furthermore the site is highly sustainable with excellent links to public transport. Within this *context* the provision of parking is considered appropriate

## DESIGN APPROACH

The proposed scheme has evolved following a detailed assessment of the site and surrounding area. As set out above the character of the area is residential, predominantly 2 and 3 bedroom properties and typically suburban in its character and design.

The extension to the side of the property will effectively be on the same footprint of the existing garage with the resultant extension appearing a logical and straightforward addition to the existing built form of the property and surrounding area. The proposed use of render as a material will ensure a consistency in design and appearance with no visible “join” between the existing and proposed dwelling (the existing dwelling will be re-rendered at the same time).

The extension will not give rise to any adverse impacts upon existing neighbouring properties. The back to back distances are well in excess of 30m, no 45 degree rule will be infringed and the relationship between the property at a right angle to the new property is such that it will not impinge upon the residential amenity of the existing property



## **MATERIALS/SCALE/SITING**

The proposals will result in a pair of well designed new dwellings. Materials will match each other with the use of a cream render and white Upvc windows and doors, the roof will be a plain concrete tile. The design and scale of the proposals are modest and compliment the scale of development found in the vicinity. The buildings will appear as a logical addition to the street scene without giving rise to adverse visual amenity considerations.

## **SUSTAINABILITY**

The proposed dwelling will be constructed to meet the requirements of Part L of the Building Regulations and will therefore be appropriately energy efficient. The design of the property seeks to maximise opportunities to explore a number of energy efficient/sustainability measures including PV cells, rainwater harvesting/recycling and low embedded materials. These will all be explored as part of the detailed construction phase.

It should also be noted that the proposal will deliver a more efficient use of land and bring forward a new dwelling in a highly sustainable location that has a range of services and facilities with excellent public transport links to Oxford City Centre.

## **ACCESS AND MOVEMENT**

The proposal provides convenient level access from the street. Each dwelling will have one dedicated off-street parking spaces along with space for cycle parking. The site is also within a short walking distance (less than 200m) to bus stops that provide a regular service to Oxford City Centre.

## **CONCLUSIONS**

This modest proposals will remove a unattractive garage in to the side of the property and replace it with a modest extension that will provide a new 2 bedroom property to the side of the existing house. It has been demonstrated that the proposals will not give rise to any unacceptable impacts on the living conditions of existing residents and will provide much needed housing in a highly sustainable part of Oxford. The scheme has been shown to be entirely in accordance with adopted planning policy and is mindful of the recently adopted design guidance from the Council.

This is the second application on this site due to previous approved application **16/00636/FUL** expiring.