

DESIGN STATEMENT

FOR

PROPOSED SIDE EXTENSION TO DWELLING

22 NICHOLSON ROAD
OXFORD
OXON. OX3 0HW



STATEMENT PREPARED BY:

NT:architect

DATE PREPARED: FEB 21

REV:

INTRODUCTION

SITE ADDRESS
22 Nicholson Road
Oxford
Oxon. OX3 0HW

APPLICANT:
Mrs. C. Posey

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

INTRODUCTION:

This Design & Access Statement accompanies an application for the erection of a two storey side extension to the dwelling. 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:

None.

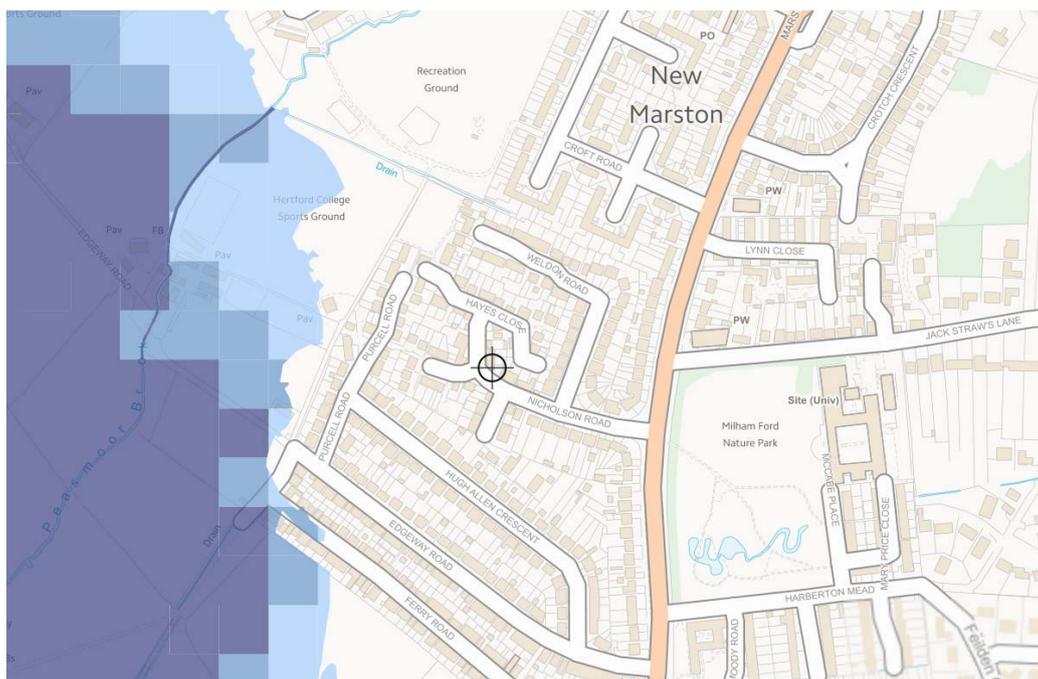
PLANNING POLICY:

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 not located within a 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

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The site sits on Nicholson Road, a secondary road in the residential area of New Marston to the south of the city centre. Nicholson Road is made up of a mix of terraced houses and semi detached (linked) dwelling. These are generally address the highway and are located to both sides, although do not a uniform relationship to each other, with stepped facades along terraces and inset linked garages. In addition, these follow the path of the highway, which sweeps around in a wide arc to meet Hayes Close. The street scene is relatively open with many of the properties not having front boundaries and sitting close to the pavement. Some have low level hedge planting and there are only a couple of trees along the length of the street.

Nicholson Road connects to Marston Road, a main thoroughfare leading into and around the city. Marston Road is a major public transport route, including public transport as well as cycle lanes, ensuring that Nicholson Road is in a sustainable location. The nearest shops and other services are located on Old Marston Road, approximately 500 metres north of the road. Additional services are located a little further afield on Headley Way.

No. 22 is a typical modern style dwelling and reflects properties of the age, with little or no architectural detailing. It is the end of a group of three dwellings that are link attached by garages and are located to the north of the highway and on the inner curve of the road itself. To the south and east of the site is a group of staggered terrace dwellings. Opposite the site is a small cul-de-sac with similar properties.

The property is a modest three bedroom dwelling that fronts the highway to the west; The property has been extended in the past with a single storey rear extension. As it is a corner plot, the dwelling benefits from a larger side garden which has been bounded by a 2 metre wall set back from the boundary and forming an open garden space. The detached garage sits to the southeast and following the line of terraced properties. The dwelling is two storey and has a dual pitched roof with gable end to the side elevation with concrete interlocking tiles. The dwelling is finished with facing brickwork to the elevations; there are upvc replacement windows. The rear garden is bounded by a 1.8 metre high timber fence.

The property is not located within the Conservation Area or Area of Outstanding Natural Beauty. The building is not listed and is not near or adjacent to listed buildings.

PROPOSED DESIGN & JUSTIFICATION:

DESIGN CONSIDERATIONS:

The proposals involve a two storey side extension to the dwelling to create additional accommodation. The scheme in its design development stage has given due consideration to local constraints and opportunities in accordance with local planning policy. These points will now be broadly discussed below:

The extension proposed simply extends the existing built form to the side of the original dwelling, but has ensured a degree of subservience by setting the front façade back by approximately 750mm. This has the effect of stepping the roof which in turn lowers the ridge. The extension also includes a part single storey extension, which wraps around the rear section of the house and lines through with the existing rear extension. The extension creates at ground floor level a small study to front and a larger family room to the rear, opening directly onto the existing kitchen dining space. At first floor level a new access is created directly off the first floor landing and this forms access into the new space which is a new master bedroom with ensuite.

The stepped footprint of the part two storey part single storey element follows the line of the existing boundary wall, which it is considered forms a strong notional building line within the street. The line

continues across the garage and to the terraced dwellings to the south east. It is intended to retain part of this wall and with the removal of the existing garage, be extended to the side boundary. The removal of the existing shed and detached garage ensures that the amount of private amenity garden space to rear is retained to suit a family sized property. Utilising the boundary wall as a building line also follows good design practice as outlined in the OCC Design Guidelines.

The design incorporates little architectural detailing to ensure that the new building matches harmoniously with the original. Similarly, the fenestration has been chosen to reflect the existing with plain side hung casement windows and top hung lights as appropriate. The rear window to the extension at first floor level lights the ensuite and will be obscure glazed. This ensures that the privacy to the rear garden to No. 20 Nicholson Road is maintained. The existing first floor side window is repeated to the extension, providing additional daylight and ventilation to the main bedroom. It should be noted, however, that this window is located approximately 20 metres away from the side window to No. 9 and again should not cause undue overlooking or loss of privacy.

In terms of materials, the proposed palette of materials has been chosen to reflect the existing dwelling with facing brickwork to external walls; concrete interlocking tiles to the roof and upvc plain casement windows with a white frame colour. In this way, the style of the building will match with the original and street scene generally.

ACCESS:

ACCESS:

EXTERNAL: The main entrance to the original dwelling is to be retained and a further access is available via the folding sliding door screen to the rear. These will have a level threshold in accordance with regulations.

PARKING PROVISION:

The dwelling currently benefits from a detached garage to the southern end of the plot. The property is not located in a CPZ. As part of the proposals it is intended to demolish this to make room for the extension as well as increase garden amenity. The garage is actually tight for providing a parking space. An additional parking space is formed with the vehicle hardstanding immediately adjacent to the garage. The proposals involve retention of this space and inserting a further off street car parking space adjacent. Thus the provision for the proposed dwelling is two off street parking spaces, which is in lines with vehicle standards in accordance with OCC Highways recommendations. Whilst there is an existing dropped kerb, this can easily be extended for ease of access for the second vehicle.

CYCLES:

Whilst there is currently no provision for secure cycle parking on site, there is sufficient space within the rear garden adjacent to the extension for 2 cycle spaces.

MATERIALS & APPEARANCE:

MATERIALS: The proposed extensions involve a palette of materials to reflect that noted to the existing house and locally along the street. These include:

WALLS: facing brickwork colour: red.

ROOF: concrete interlocking tiles colour: red/brown

WINDOWS: upvc double glazed side hung casements. Frame colour: white.

DOORS: upvc composite single folding sliding door with glazed units colour: 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:

OUTDOOR AMENITY:

At present there is a side garden that is open to the street, but part bounded by a 2 metre high boundary wall. Adjacent to this is the garage. The proposals involve the removal of the garage and extending this boundary wall to ensure that private rear garden space is maintained. With the removal of the shed, the property retains a good amount of rear garden space that reflects its use as a family home. This space is supplemented by the side and front gardens to the property.

TREES & SOFT LANDSCAPING:

There are no trees or shrubs on the application site. However, the side boundary wall has a planted border and it is proposed that this is retained to enhance the side aspect of the dwelling.

BIODIVERSITY:

At present there is no specific ecological requirements noted at the site, either flora or fauna that need to be considered.

ENVIRONMENTAL CONSIDERATIONS:

RESIDENTIAL AMENITY:

The new development provides reasonable privacy, daylight and sunlight for occupants to both the application property as well as ensuring that the proposals do not affect rights to light or create any overbearing or overshadowing to neighbours.

NOISE CONSIDERATIONS:

The proposals are located in a quiet position, set well back from the highway. As the road is a secondary road in a quiet residential area, this means that traffic and noise generation is limited and therefore should not unduly impact upon the extension. Similarly the proposed use will not adversely increase noise generation or affect neighbours.

SUSTAINABILITY CONSIDERATIONS:

SUSTAINABILITY:

CONSTRUCTION: The property 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. In addition, double glazed sealed units throughout will provide natural daylight into all areas, whilst provide good thermal properties. It is felt that these measures improve the sustainability of the development overall in accord with current legislation.

SUSTAINABILITY: The design will incorporate measures, which will ensure energy efficiency in line with the current standards for modern housing. Generally the majority of the energy efficiency will be achieved in the specification of the fabric of the building, in line with regulations, and ensuring that the thermal loss is kept to a minimum. In addition, accredited details will be followed that ensure continuity of thermal insulation. In summary, energy consumption will be kept to a minimum by employing the following measures in whole or part:

- High performance double glazing.

- Use of accredited details
- Lighting using energy efficient fittings.
- Controllable natural ventilation via trickle vents to work in association with suitable air tightness.
- Sanitary appliances that use water efficiently including flow restrictors; dual cistern flushes; smaller profile baths; water butts for rainwater collection for garden use.

WASTE STORAGE:

The dwelling has provision for the collection of waste. The design incorporates a bin store close to the highway, which is the most accessible for refuse collection and at the same time does not affect the quality of the living accommodation, being sufficiently located away from windows and doors. Located in this position also ensures that the main private amenity space is unaffected by such clutter.

FOUL DRAINAGE: The existing dwelling is connected to the mains drainage to the front of the property. It is intended that the extension will connect to this drainage prior to discharging into the mains in the highway.

SURFACE WATER DRAINAGE: Due to its location, it is anticipated that the proposals will be able to drain naturally with the use of a soakaway located within the garden space. In addition, all new hardstanding areas will be finished with a SUDS compliant finish to ensure that the development does not affect flood risk both on the site as well as to adjacent areas.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site and this application is not a major development application. In line with policy a Contamination Assessment is included as part of the application.

CONCLUSION:

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Overall, the scheme aims to use an area of suitable land within the curtilage of an existing dwelling on a generous plot of land. Therefore, the proposals are located on a brownfield site and are suitable for development. Additionally, the proposals respond to the character and style of the street. The proposals therefore comply with current planning policy in all respects.

It is considered that the proposals are in keeping with the Government NPPF and current local planning policies and design guidelines in meeting the current needs to provide suitable housing in good sustainable locations. 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
Architect