

## DESIGN AND ACCESS STATEMENT

### 10 MARGARET ROAD, HEADINGTON, OXFORD – PORCH EXTENSION AND REDESIGNED FRONTAGE



#### Site Context:

10 Margaret Road is a four bedroom traditional style but unique detached property thought to have been built in the late 1920s as private housing. Margaret Road consists of a garage (No. 2), followed by a pair of Victorian semi-detached house (Nos. 4 & 6), then one similar detached property (No. 8) before number 10. Then further up pairs of traditional 1930s semi-detached properties. On the opposite side of the road there is Windmill School and some converted school buildings, now apartments. Formerly having been known as Headington Council School. There is also the Corpus Christi Catholic Church across the road.

Margaret Road is a straight road that provides access between Windmill Road at the bottom end and Quarry Road at the top end. Headington Quarry village hall is situated on the corner of Margaret Road and Quarry Road. 10 Margaret Road is situated outside of Quarry village in an area known as New Headington.

There are nearby convenience stores located on Windmill Road and London Road in Headington itself and on nearby Gladstone road. The property is situated in a highly accessible location. It is less than ½ a mile east of Headington shops and 2 ½ miles from Oxford city centre. There are good local bus services along Windmill Road into Headington and the city centre. There are also coaches serving London every 15 minutes during the day. Headington has its hospitals and larger supermarkets. There are nearby primary and secondary schools.

Number 10 is on a narrow but deep plot with a long rear garden. There has been a rear extension and loft conversion in recent years.

### **Planning History:**

In 2011 Planning Permission was granted for the single storey rear extension. This has been built. Following this in 2016 a Certificate of Lawfulness application was granted for the dormer window in association with a loft conversion. This too has been built. There are no further recorded entries for the property.

### **The Proposal:**

The existing property has the master bedroom and ensuite to the loft. It has 3 bedrooms and a bathroom to the first floor. To the ground floor it has a sitting room to the front, dining room to the centre and a kitchen/ living space to the rear. There is a utility room and cloak room to the section in between the dining room and kitchen. There is also a courtyard here. The property is deep in plan. The garden is around 40 metres deep.

The proposals are of small scale. It is proposed to erect a small porch coming forward around 950mm. It is proposed to incorporate the roof with the roof over the existing bay window. It is also proposed to change the windows such that they are a little more sympathetic to the dwelling in terms of style and proportion. Finally it is proposed to have external wall insulation to the front and side wall facing number 8. This once rendered will add around 120mm to the thickness of these two walls. A k-rend, through colour render will be provided in an off white colour.

It is proposed that the windows would be in powder coated aluminium in a dark green traditional colour to match the windows/ doors on the rear of the property.

The extension has been designed specifically in a way such that it should complement the existing property and add interest to the frontage. At present the property lacks interest from the frontage compared to many properties of similar age. The UPVC windows are not to the original proportions and result in a loss of character. The porch will come forward slightly compared to the bay window, but it is important to note that number 8 is set further forwards by 250mm and has a larger bay window. As such the proposed porch at number 10 will line through with this.

### **Day/ Sunlight and Overlooking:**

In terms of day/ sunlight issues, the proposed rear extension being single storey will not have any impact upon neighbours light at number 8. Other properties are a fair distance

away. Being single storey only and at the front there will be no overlooking issues whatsoever.

#### **Materials:**

All materials are to match existing. Namely coloured render, plain tiled roofs, powder coated windows and a timber front door. There will also be an Oak post to support the end of the roof to the other side of the bay window.

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

There is currently no parking off road. There is rear access for the storage of bins and bicycles. The proposals will not result in increased occupancy levels. The project doesn't result in changes to access other than there being a second front door and porch.

#### **Sustainability:**

The refurbishment/ extension project will be 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. 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 additional insulation wherever possible 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.

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

There are no large trees on the application site that will 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 defenses or areas of extreme flooding.

#### **Crime and community safety:**

Alterations to the existing house 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. The area of the proposed extension is already hard paved.

**Heritage Statement:**

We believe that this is not applicable to this project.

**Foul Water:**

The property is currently served by the local authority drains.

**Surface Water:**

Surface water would be taken to a soakaway or existing drainage as required.

**Conclusion:**

To conclude, the changes to this property in the Headington area would not have a detrimental effect on any of the neighbouring properties or on the area as a whole. The proposed extensions have been carefully designed in a way such that they 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. The main reasons behind the proposals relate to both trying to make the house better in terms of thermal efficiency and trying to enhance the appearance of the property from the front. Being a detached property with solid walls it is thermally inefficient and heating costs are substantial.