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ARCHITECTS

## **DESIGN STATEMENT WITH FLOOD RISK & DAYLIGHT ASSESSMENT**

backing

### **A HOUSEHOLD PLANNING APPLICATION**

for

### **THE PROPOSED SINGLE STOREY EXTENSION WITH INTERNAL REMODELING**

at

**62 NORREYS AVENUE, OXFORD, OX1 4SS.**

prepared on behalf of

**MR & MRS CAMIER**

by

**WILLIAM GREEN ARCHITECTS.**

Dated

**15 February 2021**

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## **1. Introduction**

- 1.1 This Design and Access statement describes the proposal for the proposed single storey ground floor extension with internal remodelling at 62 Norryes Avenue, Oxford OX1 4PT.
- 1.2 The Design and Access Statement has been written in accordance with Cabes publication 'Design and access statements- How to write, read and use them'.
- 1.3 To date there has been no involvement with the local authority with regards to this application.

## **2. Use**

- 2.1 The existing use of the building is for residential purposes.
- 2.2 The proposed use does not look to alter or change this use.

## **3. Amount**

- 3.1 The proposal looks to create an infilled extension to the rear of the property.
- 3.2 The total proposed new extension will create an addition 20m<sup>2</sup> internal floor space, which when taken into consideration of the overall site does not overdevelop the site.

## **4. Layout**

- 4.1 The proposed scheme will look to primarily create a larger kitchen and family living area within the rear extension as well as a new downstairs WC and utility.
- 4.2 The proposed scheme looks to create significant improvements on the functionality, feel and flow to the property.
- 4.3 The entrance offers an axial view through the property helping to welcome and draw occupants through the property. Internal alterations to omit/reconfigure down stands will create a seamless and uninterrupted finish to ceilings.
- 4.4 The rising ceiling in the rear extension helps to add volume and a greater sense of space to the internal living space. Whilst, the large bi fold doors offer a focal point, which helps to draw the eyes outside to the garden and mature trees in neighbouring properties.
- 4.5 The dining area position works well by connecting to the garden. The bi-folds can be thrown open to capture the evening summer-sun whilst providing seating and area to eat at. The banquette seating means table can be repositioned / extended along it to lap inside outside. This multi-use helps to minimise the terrace area size and loss of rear garden.
- 4.6 Given the raised floor levels, extending the extension further out has the potential to make the terrace area feel more exposed and visible to the neighbours. However, the overlapping nature of the proposed terrace and dining area creates this lovely inside/outside feeling whilst still providing some enclosure and a greater sense of privacy for both the occupants and neighbours.
- 4.7 The existing long narrow reception room does not function well. As such, the proposed scheme looks to reduce this back closer to the original size to create a more traditional functional reception room.
- 4.8 The reduced reception room means there is a central area positioned between the front reception room and rear kitchen extension that can be utilised for something else. Given the restricted outlook this area has the proposal looks to convert this area into a downstairs WC and Utility Boot Room. This helps to free up the entrance area from the clutter of the families coats and boots whilst providing highly needed additional facilities.

4.9 Overall, the proposed layout looks to rationalise the rear ground floor of the property to create a more functional family home, with a good sense of light, space and a stronger connection to the rear garden.

## **5. Scale**

- 5.1 The scale of the proposed has been carefully design to sit well on the site when looked in connection with the exiting and in relation to the neighbouring properties.
- 5.2 The existing arrangement has neighbouring properties enclosing rear of the site. The proposed scheme looks to infill and create a similar sized extension to both adjoining rear extensions.
- 5.3 The proposed scheme has an alternative approach to the overall appearance and design philosophy which informs the scale. As noted, previously the design looks to create an internal flow culminating with the view down the garden and mature trees.
- 5.4 The proposed extension will have a flat roof section closer to the existing two storey parts of the property to help keep the scale down without impacting on the existing first floor windows. The rear section of the extension rises up creating the lovely sense of space and volume internally, whilst the proposed built volume doesn't impact on neighbouring daylight (see daylight assessment).

## **6. Landscape**

- 6.1 A new raised terrace area is being proposed, the design of this will improve the connection of the garden with the property.

## **7. Appearance**

- 7.1 The proposed appearance looks to create a coherent scheme to both the ground floor extension. The proposed design is modern in appearance which will offset well with the traditional Victorian character of the existing property.

## **8. Access**

- 8.1 The proposal does not affect existing arrangements for access for the site.

## **9. Daylight assessment**

- 9.1 The site orientation has the gardens facing north-west
- 9.2 The current site arrangement has both neighbouring properties with single storey extensions that extended past the rear of the applicant's site, circa 3meters for No.60 and 2meters to No.64.
- 9.3 The proposed scheme looks to extend the new extension out to the same line as the neighbouring property No.60.
- 9.4 The proposed planning drawings has included 45-degree lines from the centre point of both neighbouring properties glazing and the proposed development does not break either of these lines. It is therefore compliant with the 25/45 degree access to light test.
- 9.5 Given that both neighbours have had previous extensions to the rear, the proposed extension is in effect infilling the current enclosed space. The proposed scheme primarily falls under permitted development requirements and it is assumed that this would be unlikely to cause any additional detrimental harm to either adjoining neighbours.

9.6 The proposed design looks to further lessen overbearing/loss of privacy on the neighbouring properties through the terrace area design. The terrace area has been designed to be an extension of the internal living area, whilst being careful to not encroach too much into the garden. When the doors are open the internal dining in effect becomes external dining with the added benefit that the external wall overlapping and enclosing the space, improving privacy to both neighbouring properties and that of the occupants. The staggered steps down to the lawn keeps the terrace size compact, whilst creating a small seating area to the other side. The steps have been positioned to the side of No.64 as this side is slightly more exposed. Given that the occupants won't spend a significant time on the step it helps to keep overlooking to a minimum.

## **10. Flood Risk Assessment**

10.1 The property is located in part on flood zone 2 and flood zone 3

10.2 As per the Householder and other minor extensions in Flood Zones 2 and 3 form, the proposed development has been designed in accordance with the first flood mitigation measure. Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

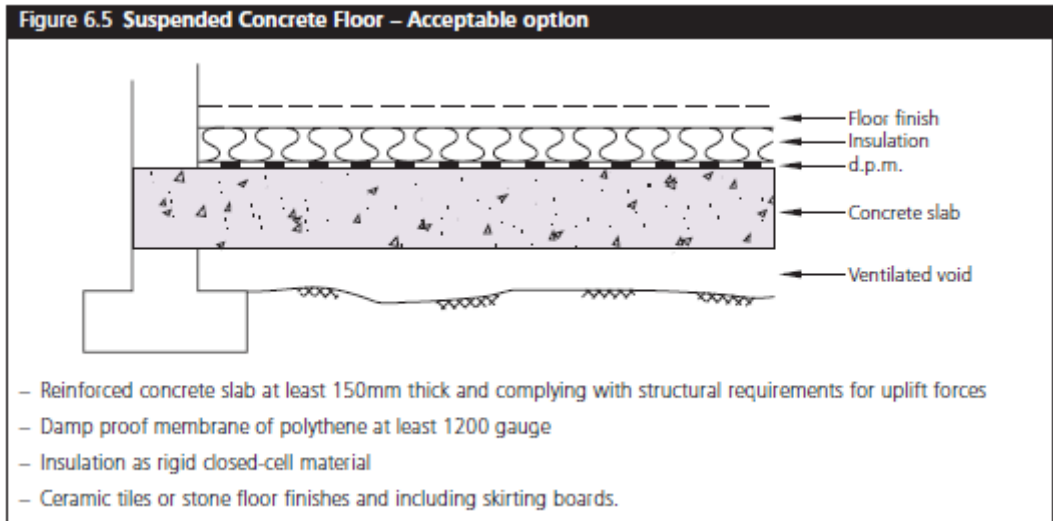
10.3 Details of the proposed flood proofing / resilience and resistance techniques have been based on the information supplied within "improving the flood performance of new dwellings" CLG (2007).

### **10.4 Foundation design:**

- Whilst further investigation is required with trial holes to determine the exact site conditions, it is assumed that strip foundation shall be used. As noted the proposed foundation design will be dictated by ground conditions rather than resilience considerations.
- As the use of concrete blocks below dpc has the potential to create a potential path these shall either be sealed with an impermeable material, encased in concrete or be engineering bricks below DPC to prevent water movement from the ground to the wall construction. The proposed construction shall undergo further review upon technical design.

### **10.5 Ground Floor Construction:**

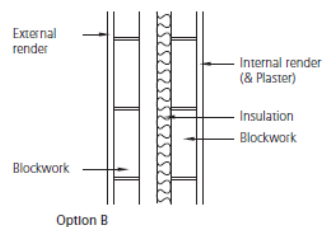
- The proposed new internal floor finish level shall be set no lower than the existing floor finish level within the property.
- The existing property has suspended timber floors and subject to structural engineer approval the proposal will have a suspended concrete/beam and block floor as per figure 6.5 of the Improving floor performance of new buildings.



- A damp proof membrane of at least 1200gauge with 300mm overlaps and mastic tape with an overlap of at least 50mm shall be used to retain a fully sealed waterproof layer.
- Insulation shall be of the closed-cell type to minimise the impact of flood water. The position of this shall be further reviewed upon technical design.

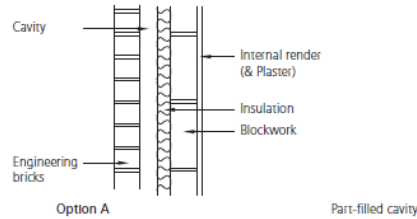
#### 10.6 Wall Construction:

- The proposed wall construction to the party wall / neighbouring sides shall be constructed as per figure 6.9 Option B of the Improving floor performance of new buildings. This shall be of a cavity wall construction with external render.



##### Part-filled cavity – Option B

- External cement based render, preferably with lime content. Composition depends on masonry; the following mixes are effective:
    - 1 cement : 4 sand: 1/2 lime on concrete blockwork
    - 1 cement : 6 sand: 1 lime on Aircrete.
  - External face consisting of blocks.
  - Rigid insulation.
  - Internal face consisting of blocks.
  - Internal cement based render, preferably with lime content. Composition depends on masonry; the following mix is effective for flood resilience:
    - 1 cement : 6 sand: 1 lime on Aircrete.
  - Ensure stainless steel wall ties are used to minimise corrosion and consequent staining.
- To the rear elevation the proposed design will use a mixture of powder coated aluminium trims. These finishes are external aesthetic finishes, that are robust enough to withstand flood damage and are sacrificial if they require replacing. The main construction behind the finishes shall be as per figure 6.9 Option A with a cavity wall construction with external engineering bricks built to the required level for flood protection.



**Part-filled cavity – Option A**

- External face consisting of engineering bricks up to required level for flood protection (up to 0.6m maximum above floor level plus one course). Other external facing materials can be used above this level, but ensure interface is watertight.
- Rigid insulation.
- Internal face consisting of blocks.
- Internal cement based render, preferably with lime content. Composition depends on masonry; the following mix is effective:  
1 cement : 6 sand: 1 lime on Aircrete.
- Ensure stainless steel wall ties are used to minimise corrosion and consequent staining.
- Sacrificial plasterboard can be used, but it needs to be removed between ground floor and flood level. The board should be fitted horizontally to make removal easier. In some cases a dado rail can be used to cover the joints.

**10.7 Doors and Windows:**

- There are no proposed windows as part of the proposed scheme that will be at risk to flooding.
- Double glazing shall be used to provide adequate resistance to the pressure generated by flood waters.

**10.8 Services:**

- All electrical sockets shall be installed above the flood level to minimise damage to the electrical services.
- Non-return valves shall be fitted to drainage systems to prevent back-flow of potential sewage.
- The proposed boiler and all ancillary devices shall be installed above the flood level.

**11. Conclusion**

- 11.1 The proposal provides a contextual design, which complies with the relevant Planning Policy.
- 11.2 The proposals put forward have been positioned to sit comfortably on the site, is in keeping with the scale, materials and character of the local area, all whilst creating a respectful juxtaposition of modernity and traditional character.
- 11.3 The proposal will not have any significant effect on the daylight and sunlight enjoyed by adjoining properties.
- 11.4 The proposal is designed with the ideas of sustainability and renewable energy in mind, allowing the proposed to achieve current standards.
- 11.5 We believe that the proposal as it has currently been put forward has been well-considered and designed and should be looked upon favourably to achieve a positive planning outcome.