

DESIGN AND ACCESS STATEMENT

64 WOLSEY ROAD



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INTRODUCTION

This Design and Access Statement accompanies a household planning application for submission to Oxford City Council.

This application seeks planning consent for a part single storey, part two storey rear extension and front porch extension to 64 Wolsey Road, OX2 7TA.

The intent of the extension is to enable the home to be compliant with Lifetime Homes criteria, as well as modern housing standards in both thermal performance and area of indoor space.

The extension seeks to be sympathetic with the surrounding context and use a similar palette of materials, while exhibiting high quality architectural design.

SITE AND CONTEXT

The site is located in North Oxford within the A40 ring road, to the east of Banbury Road and close to Cuttleslowe and Sunnymead Park.

The area is wholly residential and characterised by the 1930s council-built terraced housing with 4 unit blocks and a central passageway between to middle units.

Like its neighbours, 64 Wolsey Road is constructed of red brick cavity walls with a clay tile roof. The property has a front driveway extending 7.8m to the pavement and a rear garden extending 25m northwards. The rear of the property backs onto the communal gardens of the apartment buildings on Wyatt Road with no access through the rear fence.

Other than a lean-to greenhouse erected at the rear of the house in the 1980s, the house is largely unaltered from its original form.

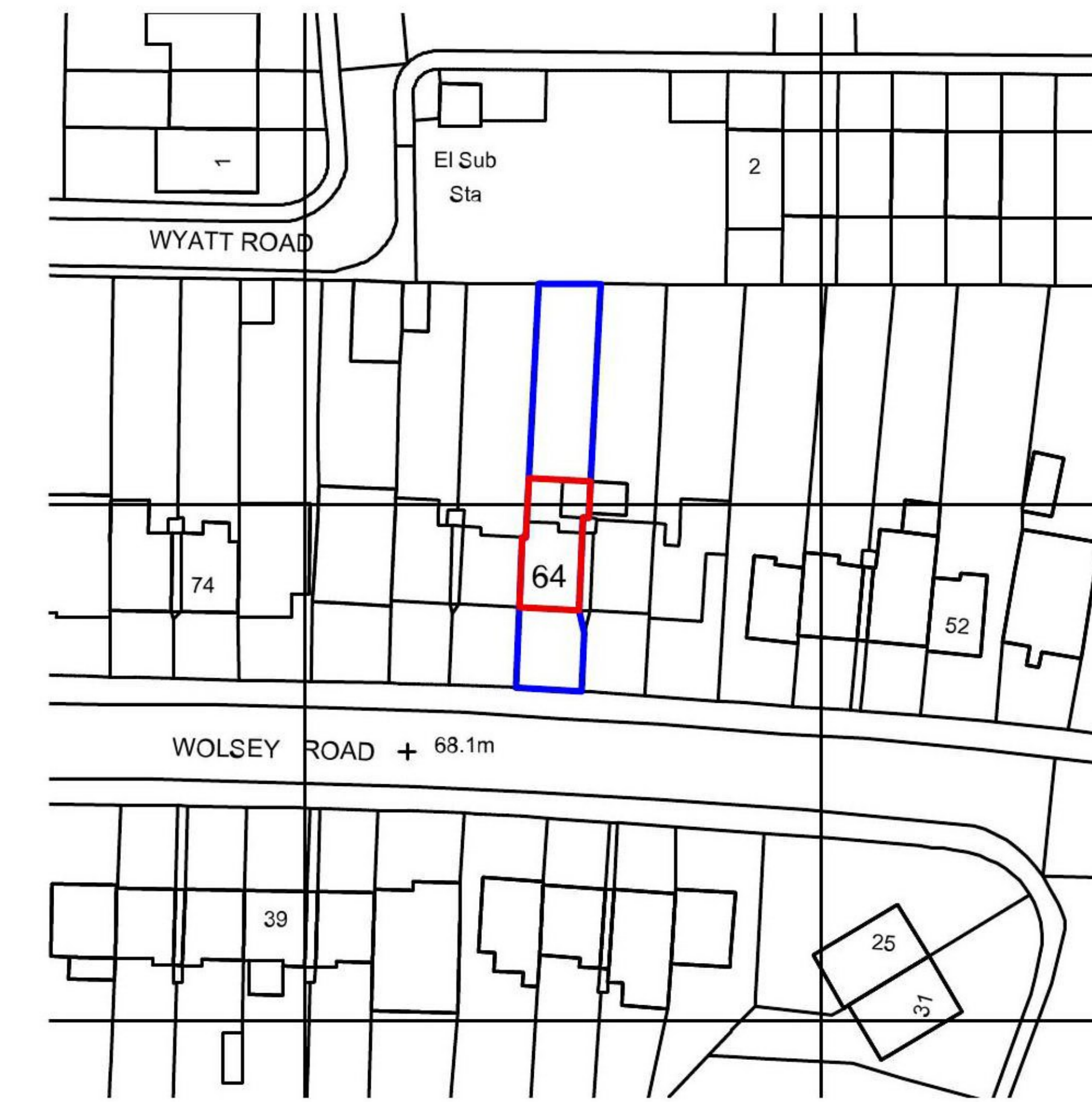
HISTORY

The North Summertown area was developed in the 1930s by the Oxford Corporation as municipal housing building the Cuttleslowe Number One and Number Two Estates in the area between Jackson Road, Aldrich Road and Wolsey Road.

The houses are mainly two storey terraces and semi-detached units in groups of four and six, with 3 bedrooms and a single bathroom on the ground storey. A few houses retain the original steel framed single glazing, but most have replaced with windows with white uPVC frames. Many of the houses have since been sold under the right-to-buy scheme and have been improved and extended.

The site is near to the location of the infamous Cuttleslowe Walls that were built to divide the council estate from the properties built by private developers 'The Urban Housing Company'. The walls ran on an North-South axis dividing Carlton Road and Wolsey Road, Aldrich Road with Wentworth Road, and were finally demolished in their entirety in 1959.

Information source: <https://www.geograph.org.uk/snippet/2306>



PLANNING POLICIES

The site is not within a conservation area and the existing building is not listed.

The site is not within an area at risk of flooding and there are no tree preservation orders on the site. At an adjacent property to the rear of the site, two TPOs are in place. However these trees are at least 35m away from the rear walls of the existing house and therefore not affected by the proposals put forward in this application.

The site falls within the city-wide Article 4 direction, however since this application does not seek change of use or HMO status it is not considered to be relevant.

PLANNING HISTORY

In 1964 development was permitted for internal alterations to the property in tandem with a number of other houses on Wolsey Road. The house was a council property at the time and the alterations are not detailed in online public records (68/19761/A_H).

In 1983 planning permission was granted to erect a lean-to greenhouse at the rear of the property (83/00779/P). The application was granted on appeal due to the design intent for the greenhouse not meet building regulations as an extension to the house. The lean-to is proposed to be demolished as part of this application for a new extension.

The following planning policies are relevant to this application:

Oxford Local Plan 2020-2036

- H10 Accessible and adaptable homes
- H15 Internal Space Standards
- RE1 Sustainable design and construction
- RE2 Efficient Use of Land
- DH1 High quality design and placemaking

Core Strategy 2026

- CS18 Urban design, town character, historic environment

Sites and Housing Plan 2011-2026

- HP2 Accessible and adaptable homes
- HP9 Design, Character and Context
- HP10 Developing on Residential Gardens
- HP11 Low Carbon Homes
- HP12 Indoor Space
- HP14 Privacy and Daylight

Other Considerations:

National Planning Policy Framework (NPPF)

PLANNING STATEMENT

64 Wolsey Road is a property largely unchanged since its original build and in need of maintenance and upgrading to bring it in line with current regulations and technical housing standards. It was recently sold to new ownership in November 2020.

The new homeowners wish to make alterations to the house for the following purposes:

- to develop the house as a functional and adaptable family home that will enable them and any future owners to live in the community 'for life'.
- to bring the layout and GIA in line with the Technical Housing Standard and market expectations for a family home. For example, the existing house currently accommodates a single bathroom on the ground floor which cannot be made accessible.
- to achieve Lifetime Homes criteria compliance for future provisions in accessibility. The desire is to enable future family care for elderly parents and/or prepare for potential personal health issues. Appropriate alterations to the house at this opportunity would enable the homeowners to continue living in the community during such life events.

As the new GIA created is less than 100m² CIL payment is not applicable

SPECIFIC CONSIDERATIONS OF THE APPLICATION PROPOSALS

Residential Amenity

The proposals seek to provide adequate and good quality living accommodation.

The NPPF places an emphasis on sustainable development of which the social objective to support communities with adequate, accessible homes.

Period properties are difficult to adapt for accessibility and inevitably leads to the loss of older community members when their mobility needs are no longer met in their long term houses. Therefore this proposal, which achieves Lifetime Homes compliance, is of benefit to the area. Due to the limitations of the existing buildings, few other properties in the area are able to achieve similar levels of accessibility.

Adequate space is a key factor in enabling Lifetime Homes compliance. While policies such as HP2 and H15 are applicable to new dwellings, it is logical that existing dwellings should be improved to the same standards where possible.

The current 3 bed house provides 70m² internal space while the Technical Housing Standard requirement for a 2 storey 3b4p house is 84m².

The proposals achieve 100.8m² GIA with the provision for accessible, multi-generational household living.

Design

The homeowners have a high regard for good design and respecting the local character of the area. The proposals seek to complement the existing building and surrounding terraces while acknowledging new elements in a contemporary design language.

The rear extension is proposed to be built of materials appropriate to the context, such as matching red brick to the first floor extension. Design flair is exhibited in the contrasting white brick, soldier bond parapet and corner window to the ground floor kitchen extension. The rear elevation is not visible from Wolsey Road road and only distantly visible from the cul-de-sac Wyatt Road, where the view is also obscured by trees.

As the rear of the property is directly north facing, the extension will not cause new overshadowing issues to neighbouring houses. A flat roof at ground floor and a catslide roof at first floor have been proposed to reduce any impact on daylight levels to the neighbouring houses and appropriate cutbacks at first floor ensure the extensions do not project beyond 45 degree lines drawn from habitable rooms.

The proposals have therefore been designed to be considerate and sympathetic to the context.

PRECEDENT

The following approved applications from the area are of a similar extension and scale to this application:

- 47 Wolsey Road 17/00090/FUL
- 21 Jackson Road 17/00407/FUL and 17/01433/CPU
- 29 Jackson Road 15/00275/FUL
- 72 Wolsey Road 15/03514/FUL
- 25 Jackson Road 14/00546/FUL

PLANNING POLICIES

Address
ox2 7ta Search

64 WOLSEY ROAD, OXFORD,
OXFORDSHIRE, OX2 7TA x

Use address search to find property information

Home
 Info
 Location
 Refresh

- TPO tree
 - Confirmed
 - Provisional
- TPO wood
 - Area, Confirmed
 - Area, Provisional
 - Group, Confirmed
 - Group, Provisional
 - Woodlands, Confirmed
 - Woodlands, Provisional
- Article 4 Extents
- LocalPlan
- ALL PLANNING POLICY
- Transport Central Area
- Transport District Area
- Protected GTE Corridor
- Potential Guided Bus/Local Rail Service Halt
- Indicative Pedestrian/Cycle Route
- Park & Ride
- Scheduled Monuments
- City Centre Archaeological Area
- Conservation Areas
- Historic Park or Garden
- High Buildings Area
- View Cones

LAYOUT AND ACCESS

The development proposes to modernise the existing house into a suitable long term home for a young family, with accessibility provision for multi-generational living and future planning through Lifetime Homes compliance.

The current layout consists of a single living space at the front of the house (south facing room) with a small kitchen at the rear. Two single bedrooms (one of which is 5.5m²) and a double bedroom are located on the first floor. The bathroom and only WC is located on the ground floor under the stairs, 300mm below ground floor entrance level.

The application seeks to demolish the existing lean-to greenhouse extension (as it is non compliant with building regulations) and erect a part single, part two storey extension. The extension and building works will drastically improve the kitchen and dining provision and create a new bathroom on the upper floor. The bedroom layout will be amended to reapportion space so all are compliant with the Technical Housing Standards.

DESIGN RATIONALE

The design for the extension is driven by the need to locate a potential aperture for a 1000 x 1500 through floor lift from ground to first floor without compromising the overall layout. Installation of a stair lift cannot be considered as the width of the existing stairs is less than 900mm.

Attention was also given to future level access across the ground floor. The existing floor is a suspended timber construction raised 300mm above external ground level, except for the existing bathroom which is at external ground level below the stairs. This cannot be raised due to the limited headroom under the stair and existing concrete beam that supports the rear external masonry wall above. As this space would otherwise be inaccessible to wheelchair users, it is therefore logical to locate the floor lift immediately behind the existing beam, to access a bedroom above in a new extension where a knock-out panel can be more easily provided in the floor. While the lift is not installed, this space serves as a utility room.

The bedroom above the lift is therefore sized to allow the room to be used as an accessible single bedroom after installation of a through-floor lift. This dictates the size of the extension at first floor level, which has been designed to stay well within the 45 degree line drawn from the neighbouring bedrooms on either side.

At ground floor, the hallway has been widened to allow for a 1500mm turning circle and porch added to enable a flush threshold to the existing entrance. The

porch (with door removed) can therefore act as a covered landing for a future ramp at the front entrance.

Future ramp access has also been allowed for from the rear garden. The rear garden door from the kitchen will have a level threshold to a small raised patio. This 'platform' patio serves as a landing for a ramp which can be installed along the length of the garden if necessary.

It is generally desirable to locate the family bathroom upstairs rather than on the ground floor, therefore a new bathroom is proposed in the location of the existing second bedroom at the rear of the house. The bathroom is organised and sized to Lifetime Home criteria standards to allow future adaptation for an accessible shower room. In accordance with Lifetime Homes criteria, the accessible bedroom is located adjacent to the bathroom to allow for a hoist access route.

At ground floor, a new WC and accessible shower space is proposed in accordance with Lifetime Homes criteria for an adaptable WC at the same floor level as the dwelling entrance.

CYCLE STORAGE

There is currently a small shed in the rear garden for 2 bicycles. The existing provision remains unchanged by the proposals and there is ample space in the garden for a larger shed for more bike storage if necessary.

WASTE

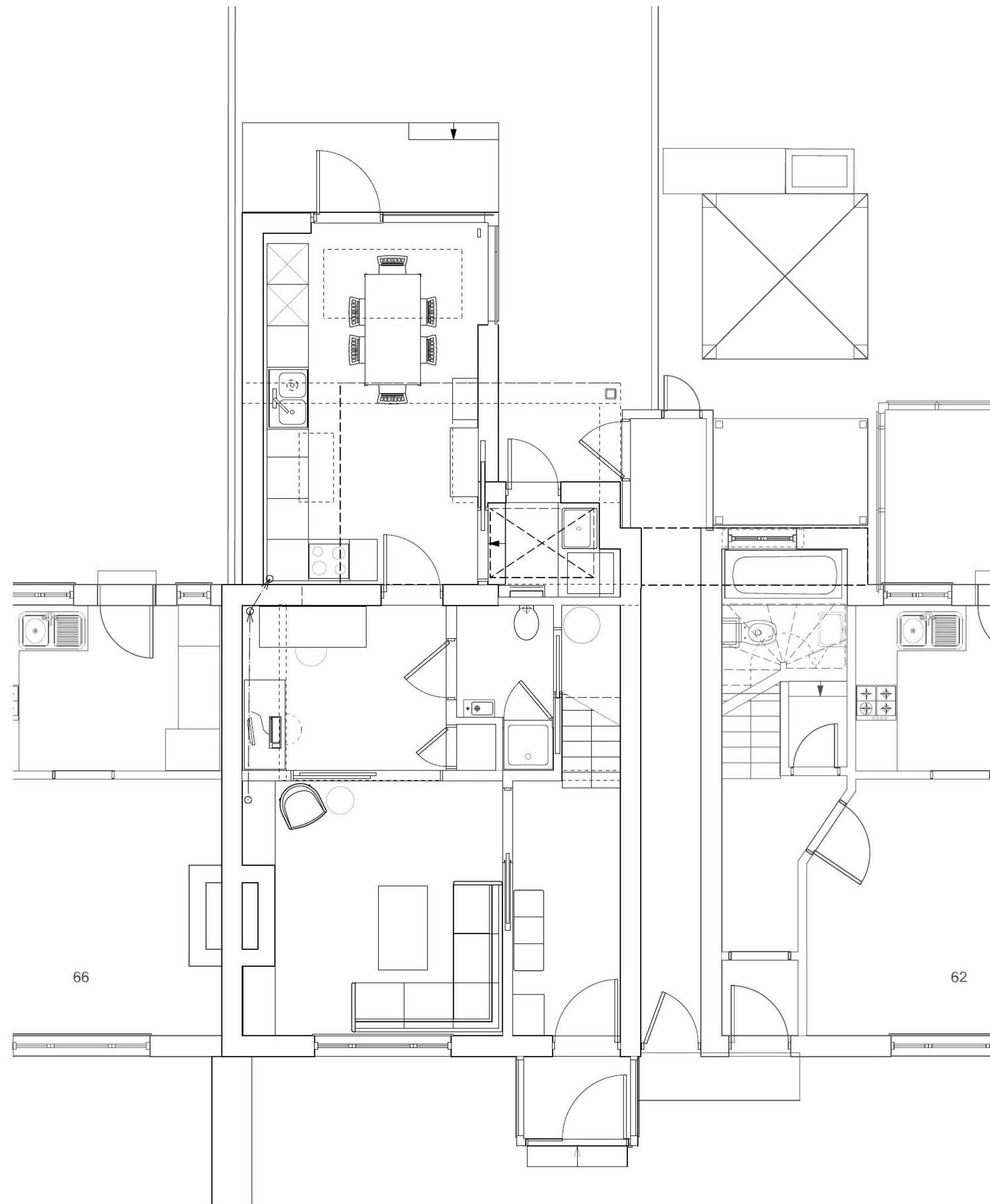
The waste bins are currently located on the front driveway and space provision for these remains unchanged.

AREA / PROVISION SUMMARY

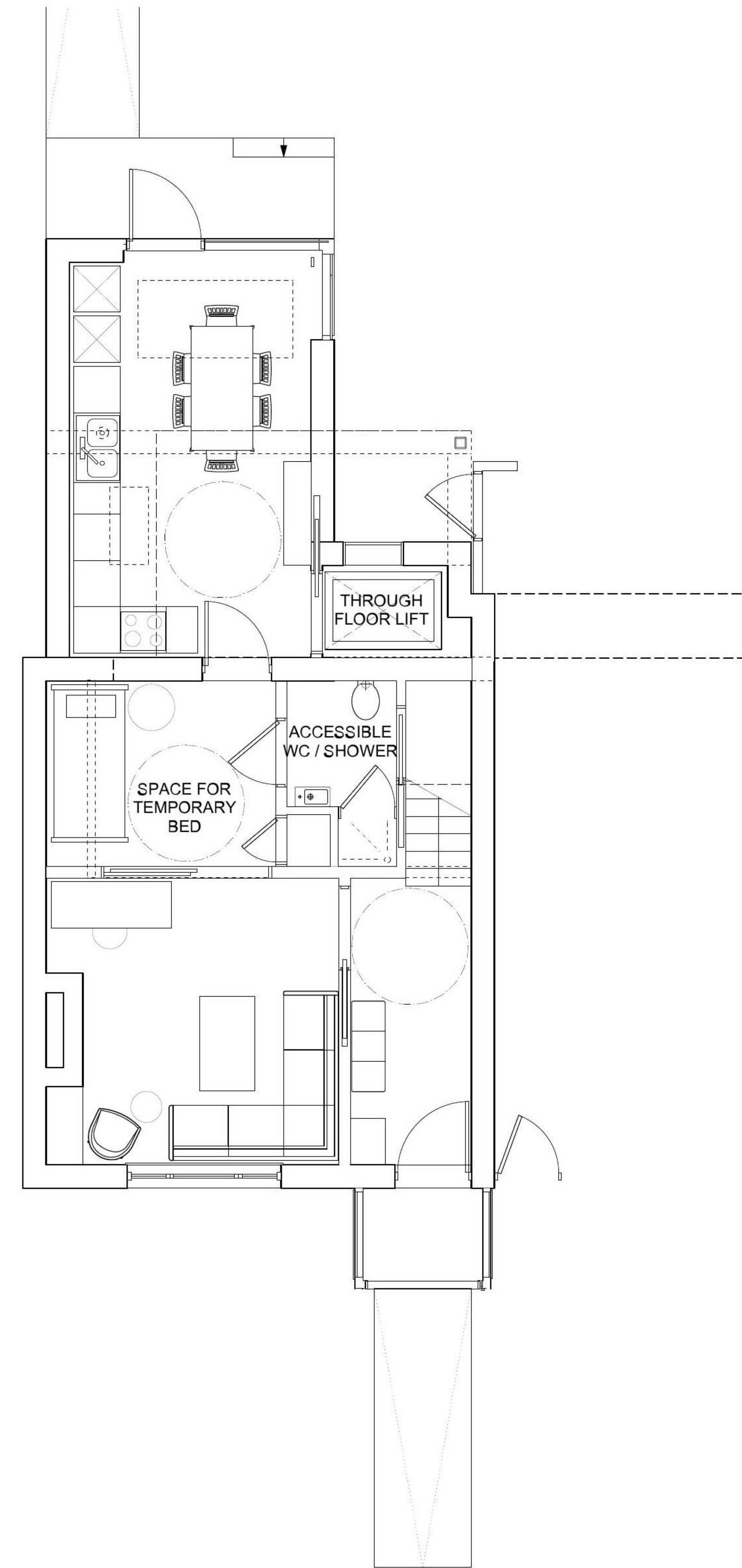
The existing house is analysed as a 2 storey 3b4p house.

Room	Existing	Technical Housing Standard*	Proposed
Living / Kitchen / Dining Space	23m ²	27m ² - 4 people	29.2m ²
Bedroom 1 (double)	12.3m ²	11.5m ²	11.8m ²
Bedroom 2 (single)	5.5m ²	7.5m ²	8.4m ²
Bedroom 3 (single)	8.5m ²	7.5m ² single	9.1m ² includes lift space
Bathrooms	1 no, 0 WC not accessible	1 no + 1 WC WC to be accessible at entrance level	2no 2no accessible
Combined Storage	3.4m ²	2.5m ² for 3b4p	3.6m ²
Outdoor Space	194.5m ²	10m ² (max loss 50% outdoor space i.e. 97.3m ²)	166.8m ² (29% space developed)
TOTAL GIA	70m ²	84m ² for 3b4p	100.8m ²

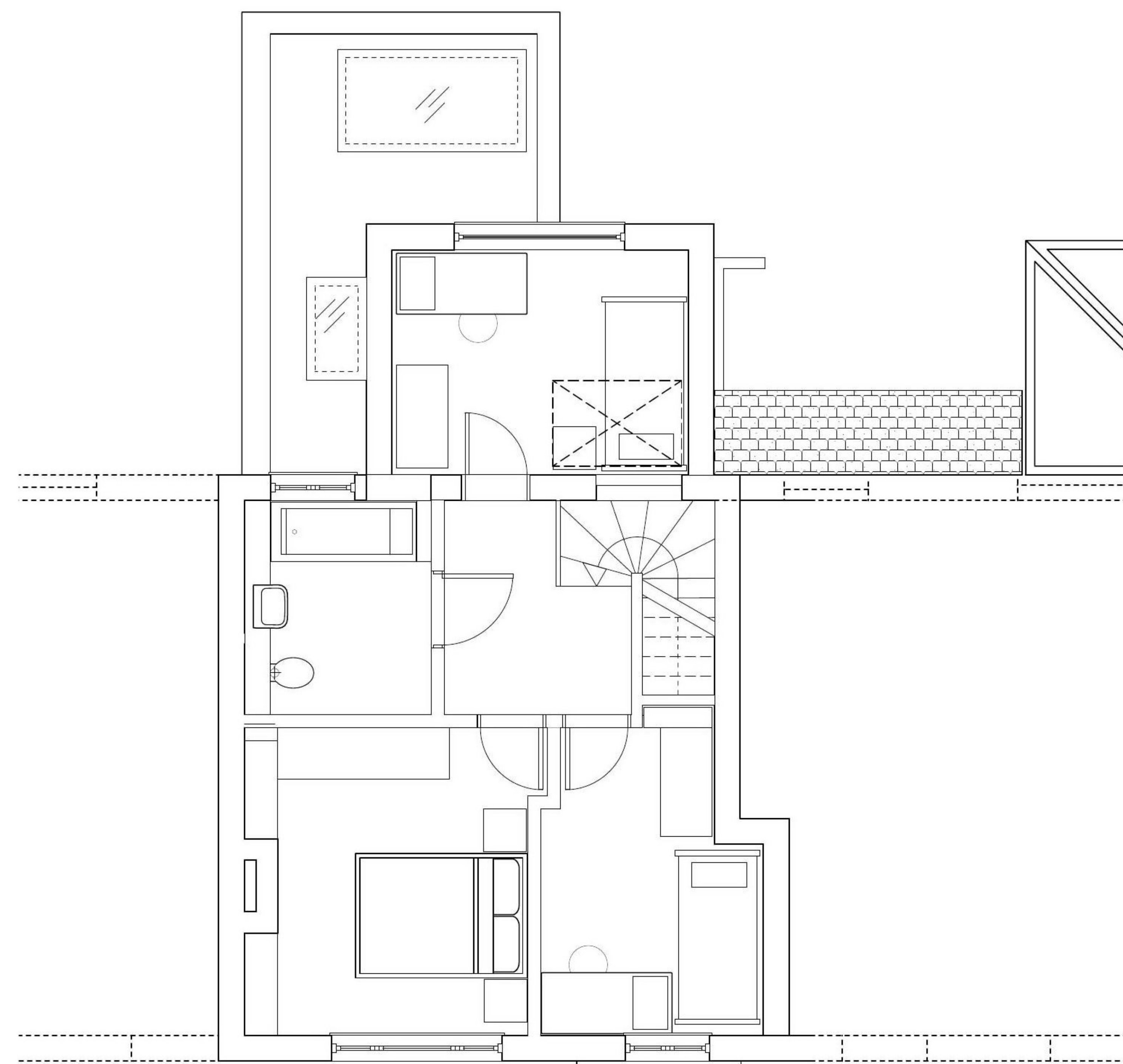
* Figures also taken from the Interim Housing Design Guide (2010) where not specified in the Technical Housing Standard



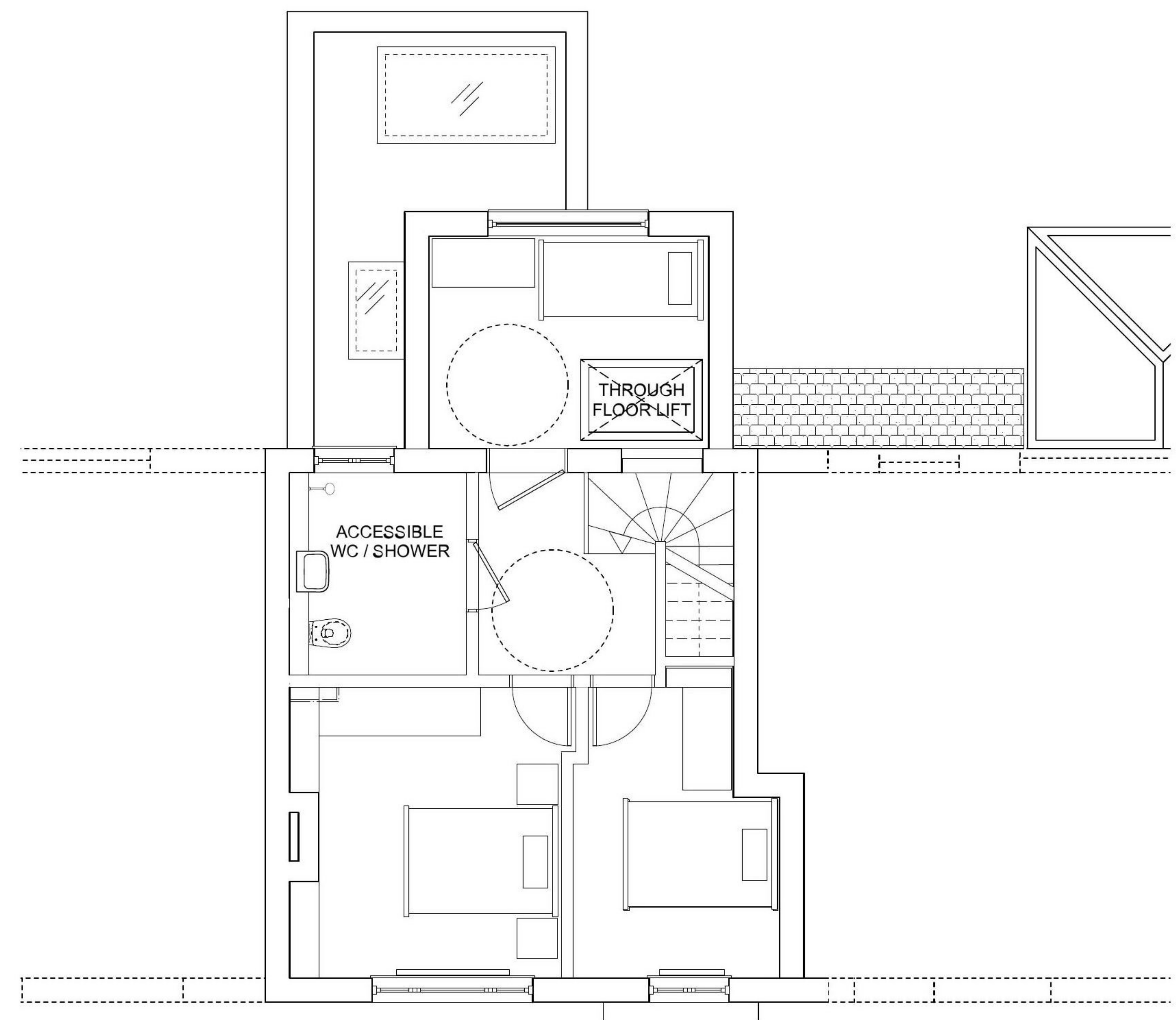
Proposed Ground Floor Plan - provision for Lifetime Homes criteria compliance



Minor adaptation for fully accessible home



Proposed First Floor Plan - provision for Lifetime Homes criteria compliance



Minor adaptation for fully accessible home

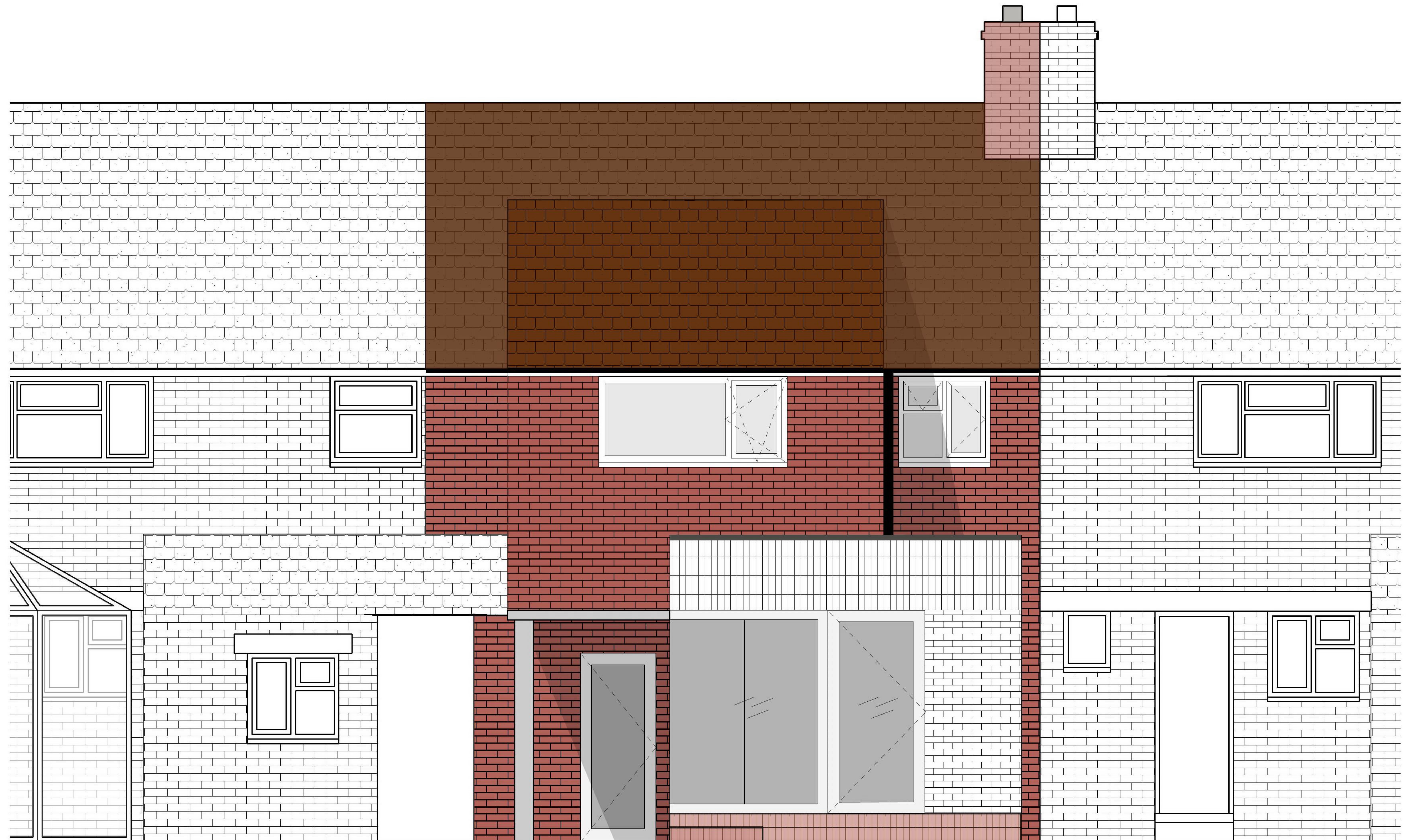
DESIGN AND APPEARANCE

The design of the rear extension is intended to complement the surrounding buildings with a similar and appropriate material palette, but also be distinctive as a new, finely crafted addition.

The elevation has been composed to balance the ground and first floor extensions as two brick extrusions from the rear facade. At first floor the brick cladding is proposed to match the existing in colour and bond. At ground floor where the extension is visible to neighbours only, white brick is proposed in a stretcher bond and soldier bond parapet. This is to define the extensions as new additions but in materials sympathetic to the surrounding context. Red brick is proposed for the west side elevation to match the existing walls and toothed in to the white brick at ground floor at the rear facade junction.

At first floor the windows follow the size and proportion of the existing adjacent windows of the terrace. The roof over the first floor extension is a tile monopitch roof that ties into the existing roof behind, similar to a catslide roof. This design maintains the eaves line and roof profile across the rear elevation and minimises the visual impact of the extension. A gable or hipped roof was considered but found to be less harmonious with the surrounding terrace roof. The first floor extension is raised above the garden passageway on an external steel column.

Overall the intention is for the proposed extensions to form a balanced and distinctive rear elevation. This will also only be seen from a distance from a cul-de-sac, Wyatt Road.



Photograph of rear elevation in current condition

SCALE

The design of the extension has been carefully considered to ensure the massing does not have an overbearing effect on neighbours.

At ground floor the main rear extension extends 5.4m from the existing rear wall of the house, with a height of 3m to top of the flat roof with allowance for a 200mm parapet to the top of aluminium capping. It does not extend the full width of the garden, leaving the existing passageway between the two houses fully accessible.

At first floor the rear extension projects a maximum of 2.925m from the rear wall on the eastern side, where the adjacent window at 62 looks onto their stairwell. It is within the projected 45 line from the adjacent bedroom window. The extension does not take up the full width of the property, leaving room for a window to the new bathroom in the existing wall on the west side. The eaves of the monopitch roof over the extension are at the same height as the existing eaves of the main house giving the appearance of a continuous eaves line on the rear elevation.

From Wolsey Road, the rear extension will not be visible, with the only visible change being the front porch and solar PV panels (also within permitted development limits).

At the front of the house, the front porch covers an external area of 2.3m² with the dimensions 1.8m x 1.3m x 2.9m maximum height with an external step to provide a level threshold to the house (the step can be replaced with a 1:12 ramp for accessibility). This is within permitted development guidelines.

OVERLOOKING

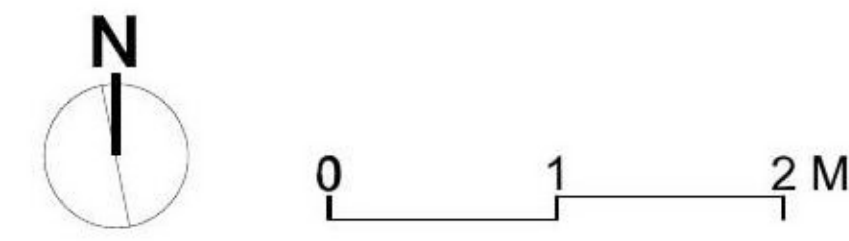
The proposal does not have any side windows above ground floor overlooking neighbouring properties.

The ground floor flat roof is not accessible and has no doorways opening onto it.

The proposed rear windows at ground and first floor are over 40m away from the opposite buildings on Wyatt Road, and therefore also do not pose overlooking or privacy issues.



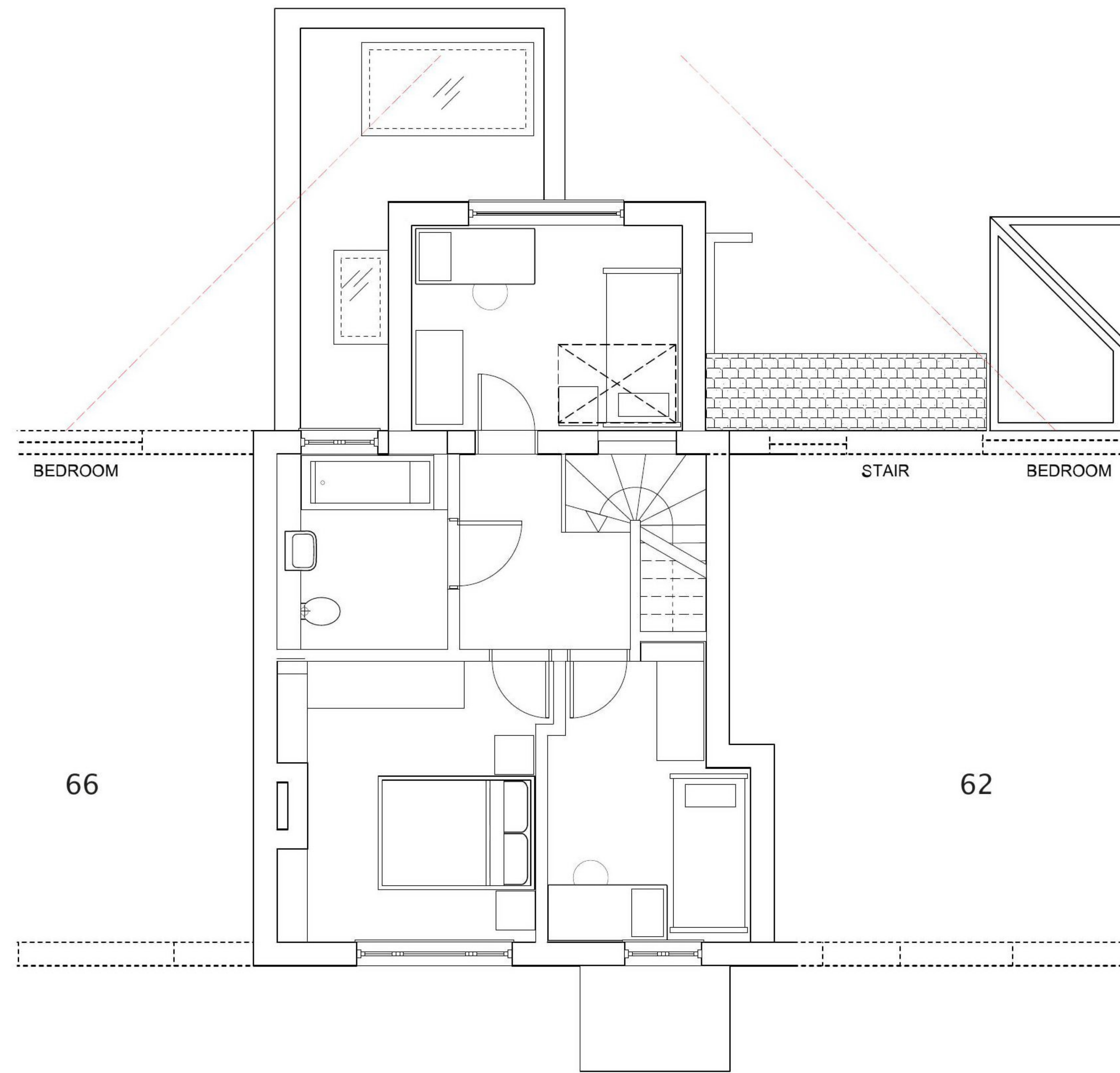
NEIGHBOURLINESS



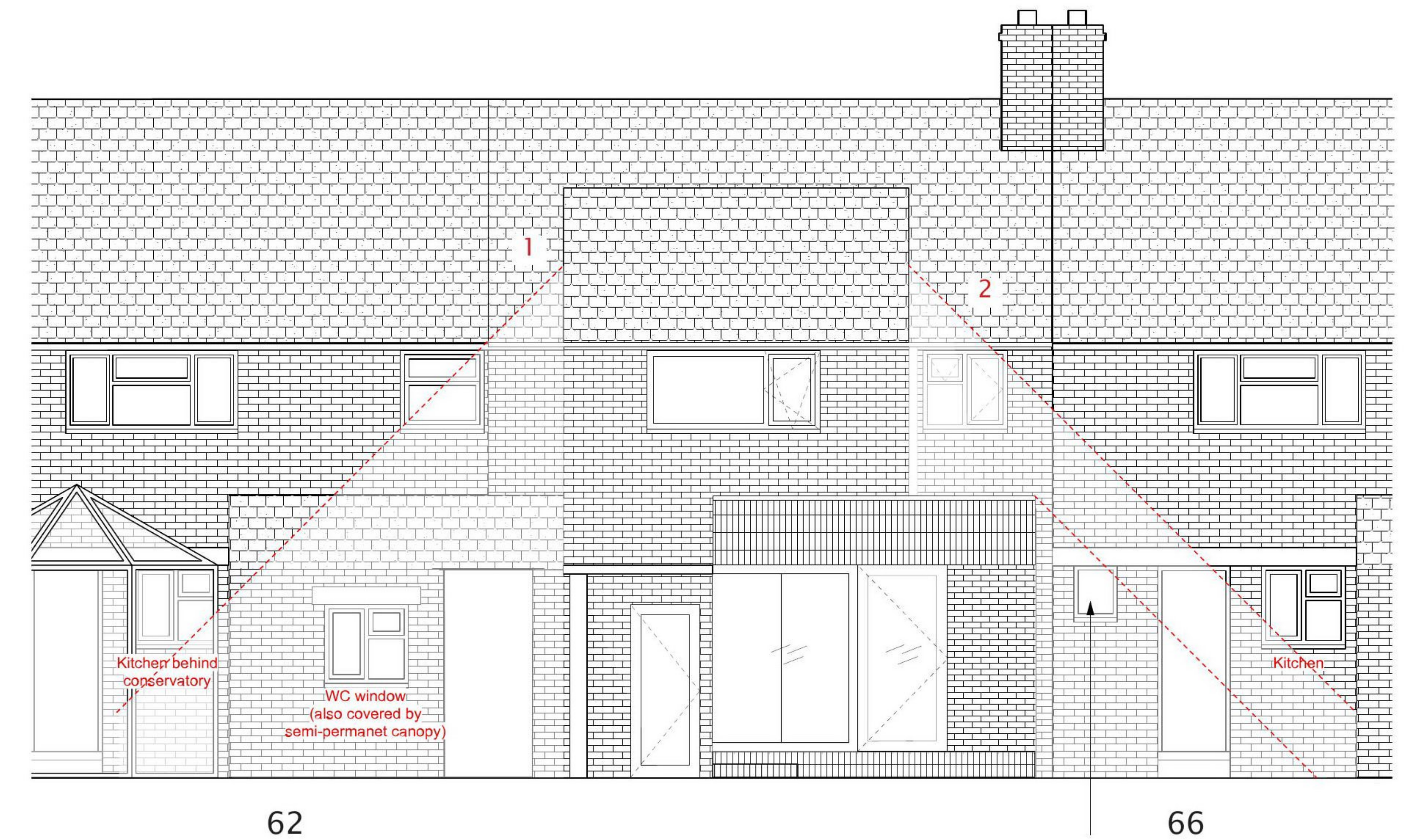
To ensure the neighbours' enjoyment of daylight is not negatively affected by the proposals, the design has been developed in accordance with the BRE document 'Site Layout Planning for Daylight and Sunlight' by Paul Littlefair. The 45 degree' approach described in section 2.2.15 - 2.2.17 has been applied as below:

In plan, a 45 degree line is drawn from the centre of the windows to habitable rooms of neighbouring properties either side towards the extension. If the extension does not protrude past the line, the rule of thumb suggests that daylight levels in the room will not be significantly affected by the extension.

In elevation, a 45 degree line is drawn from the top of the proposed roof (or midpoint of a pitched roof). If the centre of the window of a habitable room of a neighbouring property is not within the 45 degree line, the daylight is unlikely to be significantly affected by the extension.



First floor plan



Rear Elevation

At first floor the extension is within the 45 degree lines drawn in plan from habitable rooms on either side of the neighbouring properties.

If a 45 degree line is drawn from the mid point of the proposed first floor pitched roof (1) across to the kitchen window on the east side (no 62), the line does not enclose the centre of the window and therefore is unlikely to cause a significant reduction in light level to the room. It should be noted that a conservatory has already been built in front of the kitchen, therefore limiting the daylight received in the room already.

If a 45 degree line is drawn from the mid point of the proposed first floor pitched roof to the west side or the ground floor parapet, the centre of the main kitchen window to no 66 is not enclosed by either line. Therefore the extensions on this side are also unlikely to cause a significant reduction in light level to the room.

Since the extension does not cause the centre of any habitable windows of neighbouring properties to be enclosed within the 45 degree angle, the rule of thumb suggests that the extensions are unlikely to cause a significant reduction in light level to the room.

OVERSHADOWING

As demonstrated by the 45 degree rule, the proposed rear extensions are unlikely to affect daylight levels to the neighbouring properties.

It should also be noted that no 62 (east) have already erected a number of covered canopies in the immediate vicinity of their house, therefore restricting the daylight levels to their own ground floor and garden patio.

There is a smaller high level window to the kitchen of No 66- this is suspected to be a newer addition to the original house as the other terraces do not have this window (the time of installation is unknown). The cill height of this window is approximately 1.5 - 1.6m from internal floor level. Due to the small size and proximity of this window to the boundary, it would be impacted by any ground floor extension of 64 built within permitted development rules.

The light level to the kitchens of 62 and 66 are not expected to be significantly reduced overall because the rear elevation is directly north facing, therefore overshadowing from direct sunlight is very limited. Sunlight tracking has been modelled on the following page which demonstrates that the rear elevation plane is always in the shadow of the terrace roof regardless of the time of year.

VIEW FROM 64 (site) TOWARDS 62 GARDEN



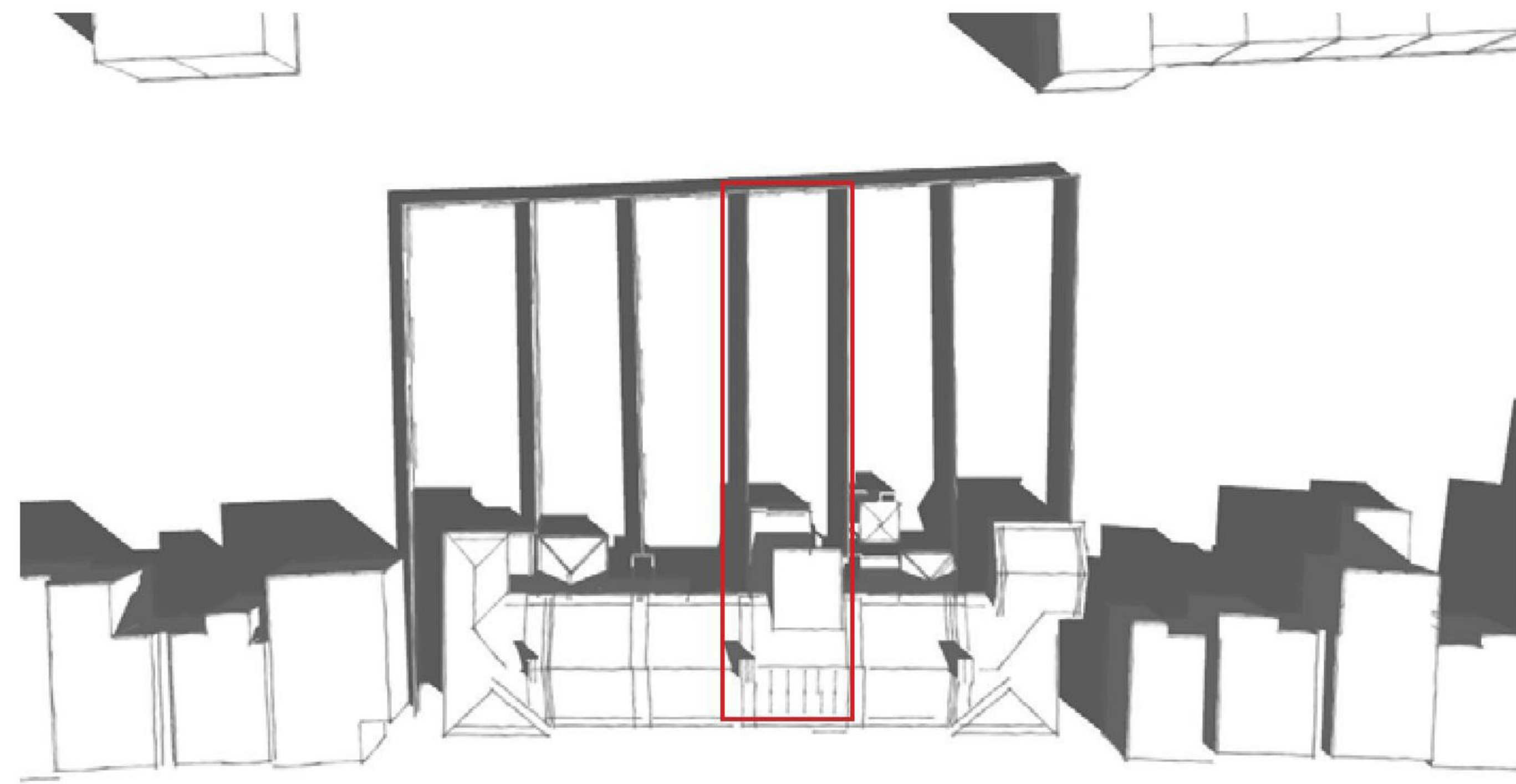
- No 60 two storey extension
- No 62 outdoor stove
- No 62 conservatory extension
- No 62 permanent canopy (timber post structure)
- No 62 permanent canopy (timber slat on posts)
- No 62 / 64 shared passageway to gardens
- No 64 bike shed (to be relocated)

VIEW FROM 64 (site) TOWARDS 66 REAR ELEVATION

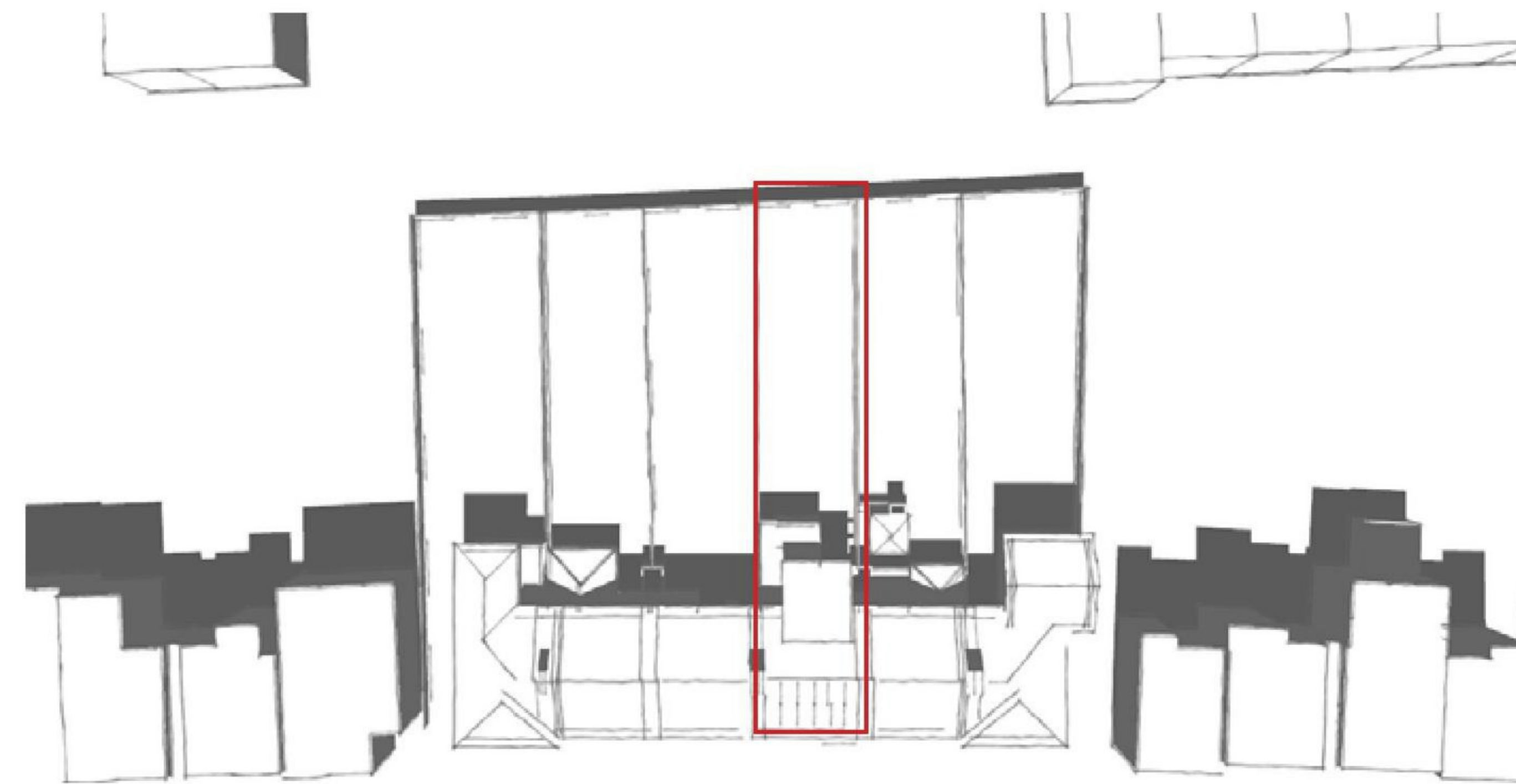


- Kitchen window (not part of original construction). Textured glass, sill height approx 1.5 - 1.6m from internal floor level. Large ornament placed in window sill
- Bathroom window
- No 64 Lean-to greenhouse (2m extension, to be demolished)

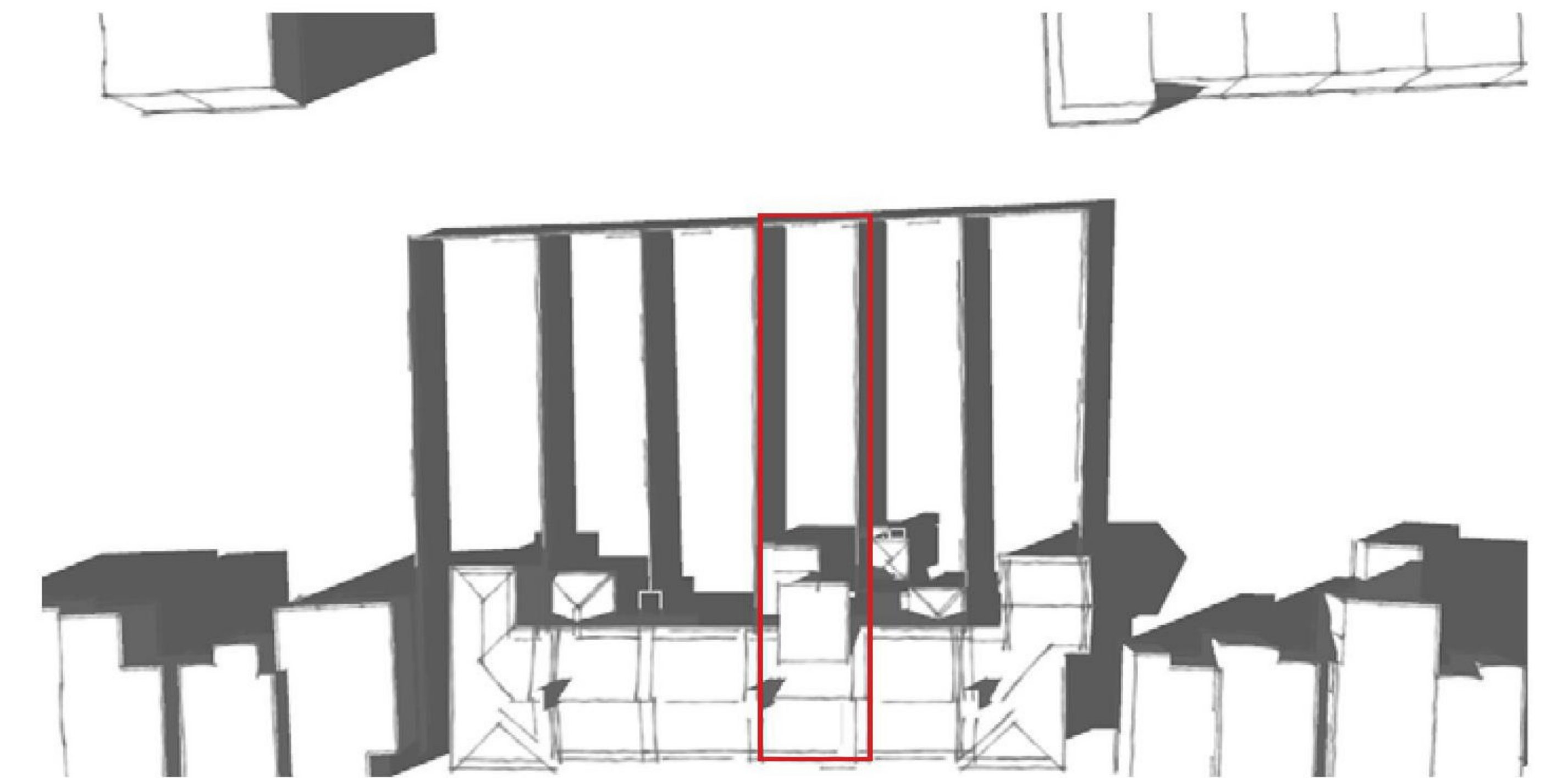
SUNLIGHT TRACKING VISUALISATIONS



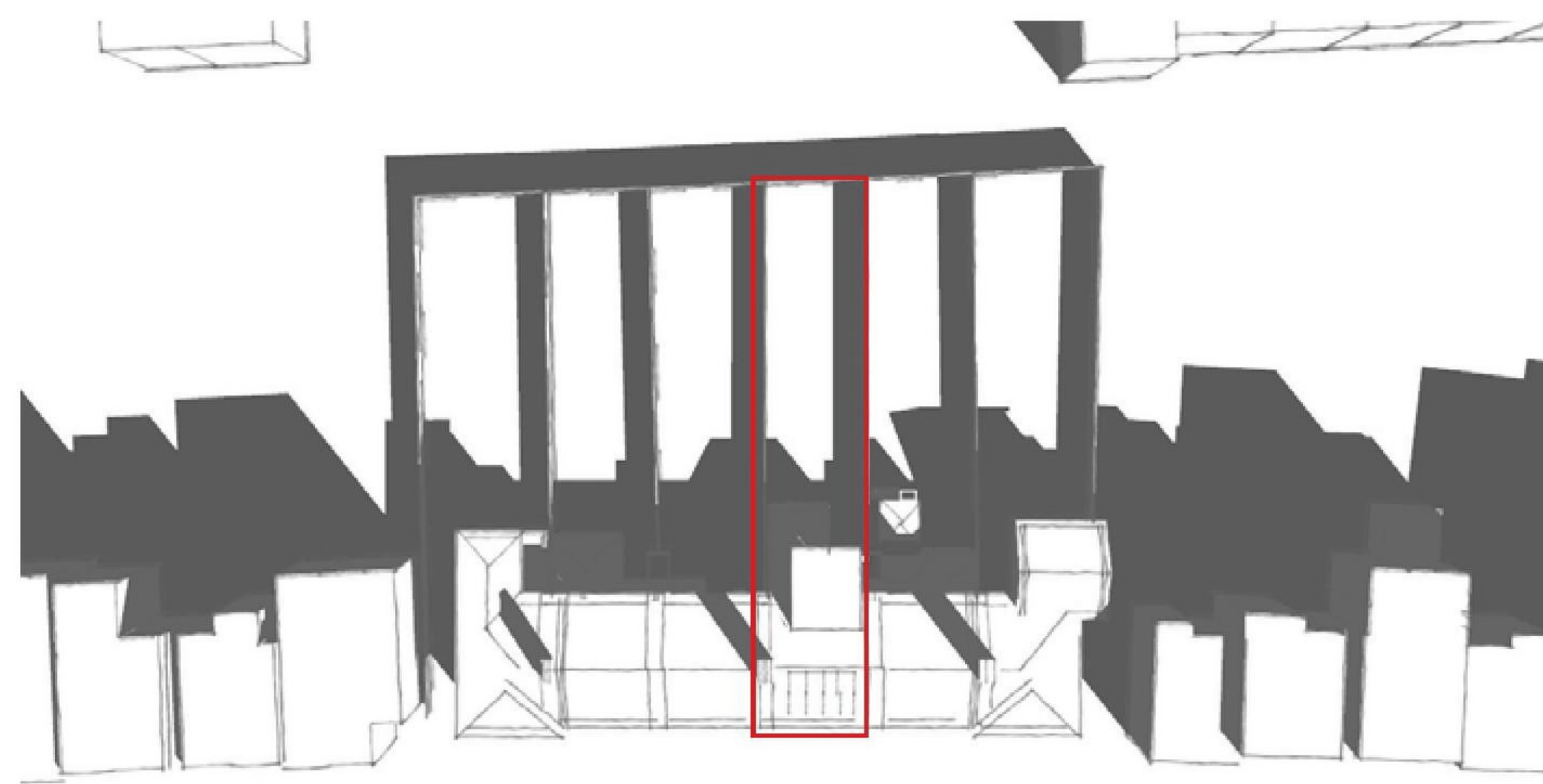
June 21 - 11 am



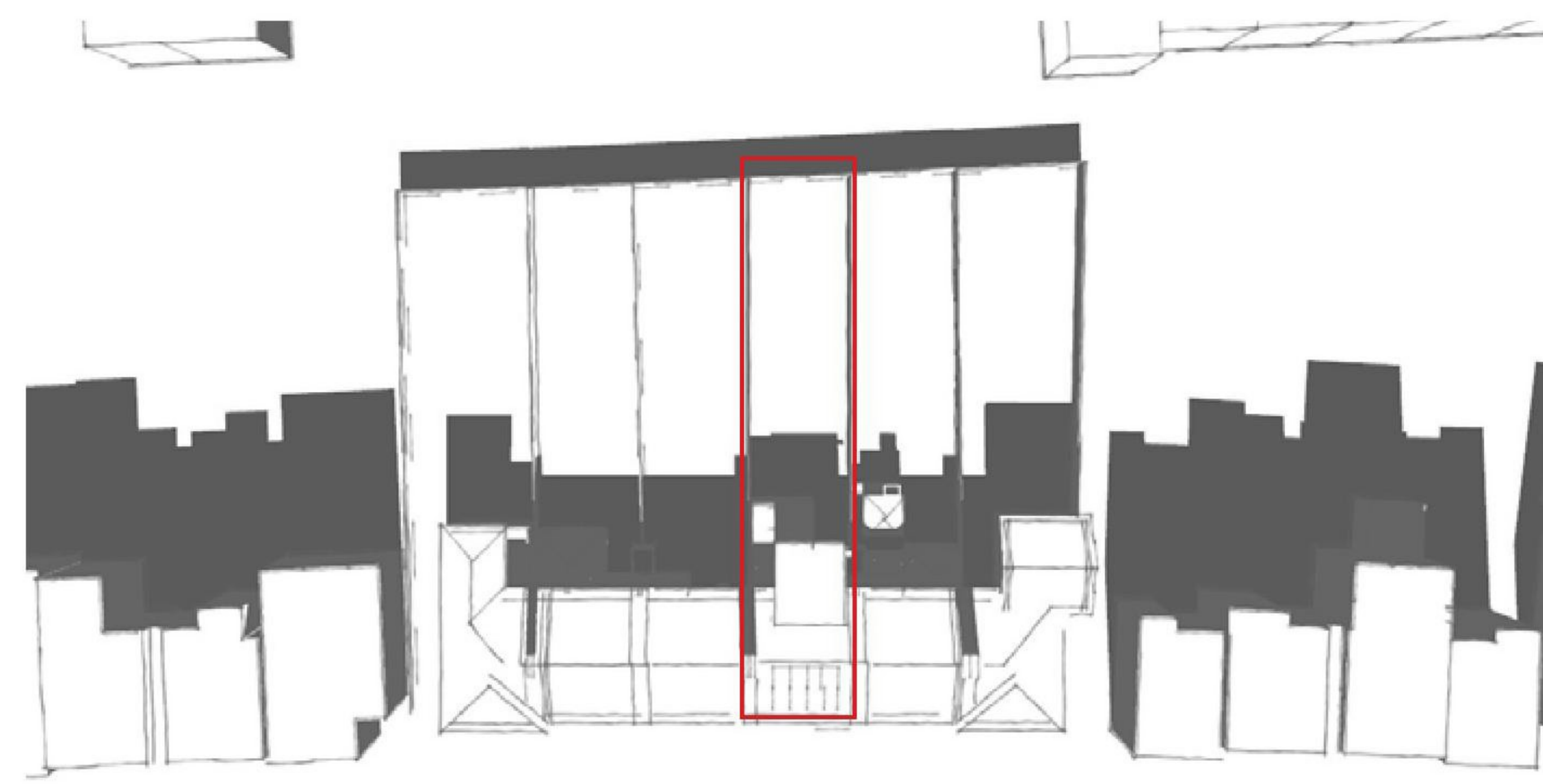
June 21 - 13 pm



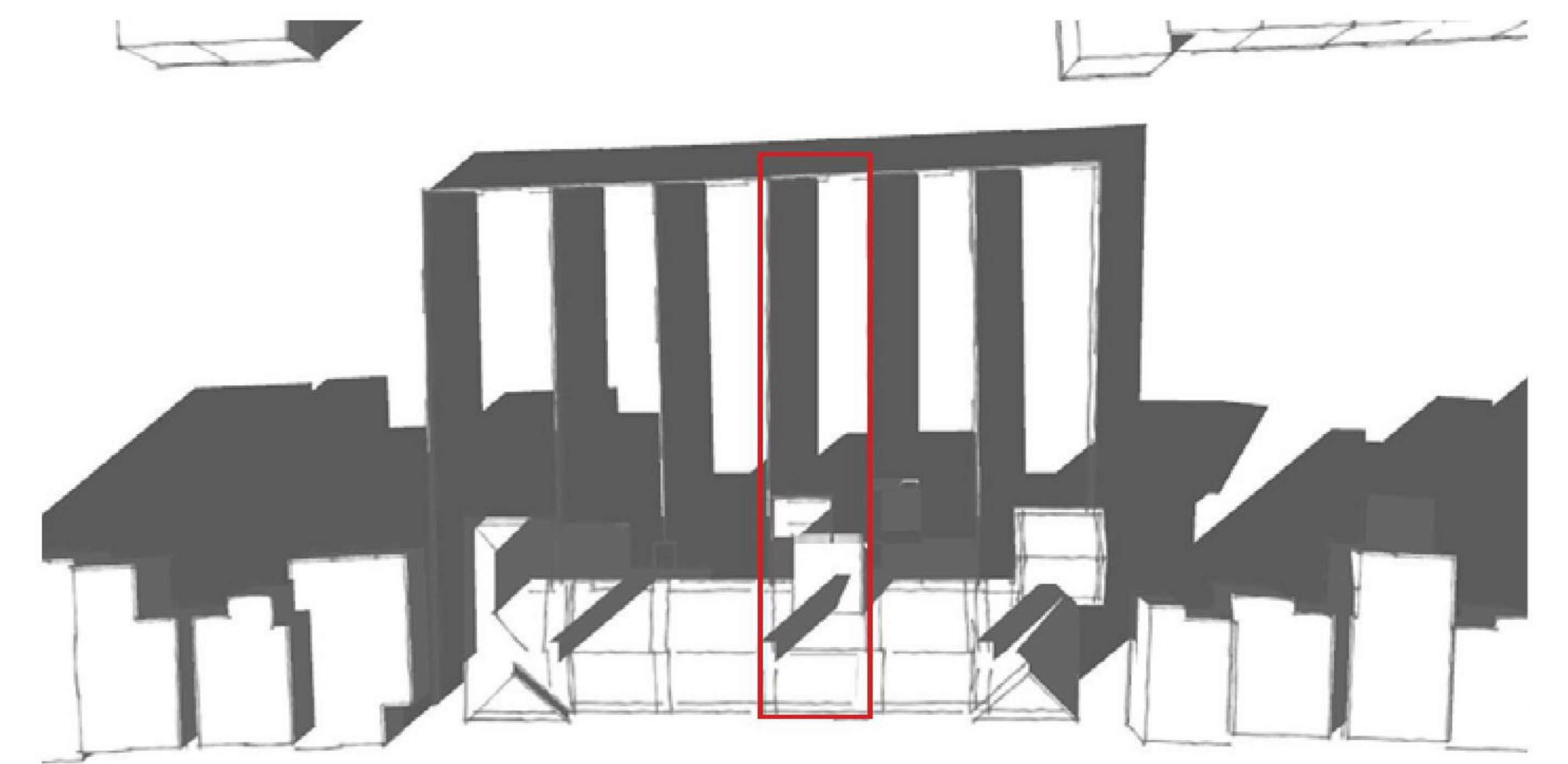
June 21 - 4 pm



March 20 / September 22 - 10 am



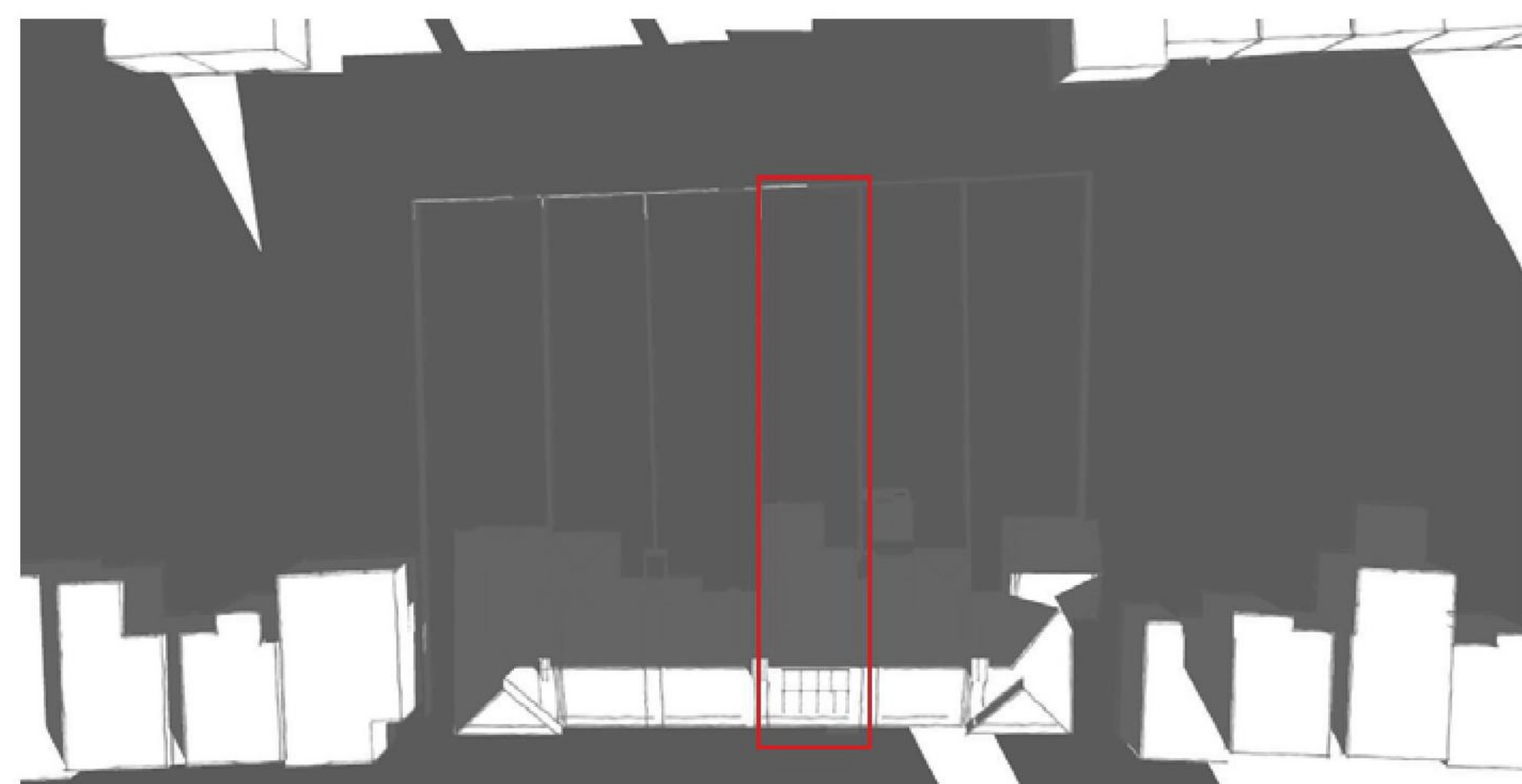
March 20 / September 22 - 12 noon



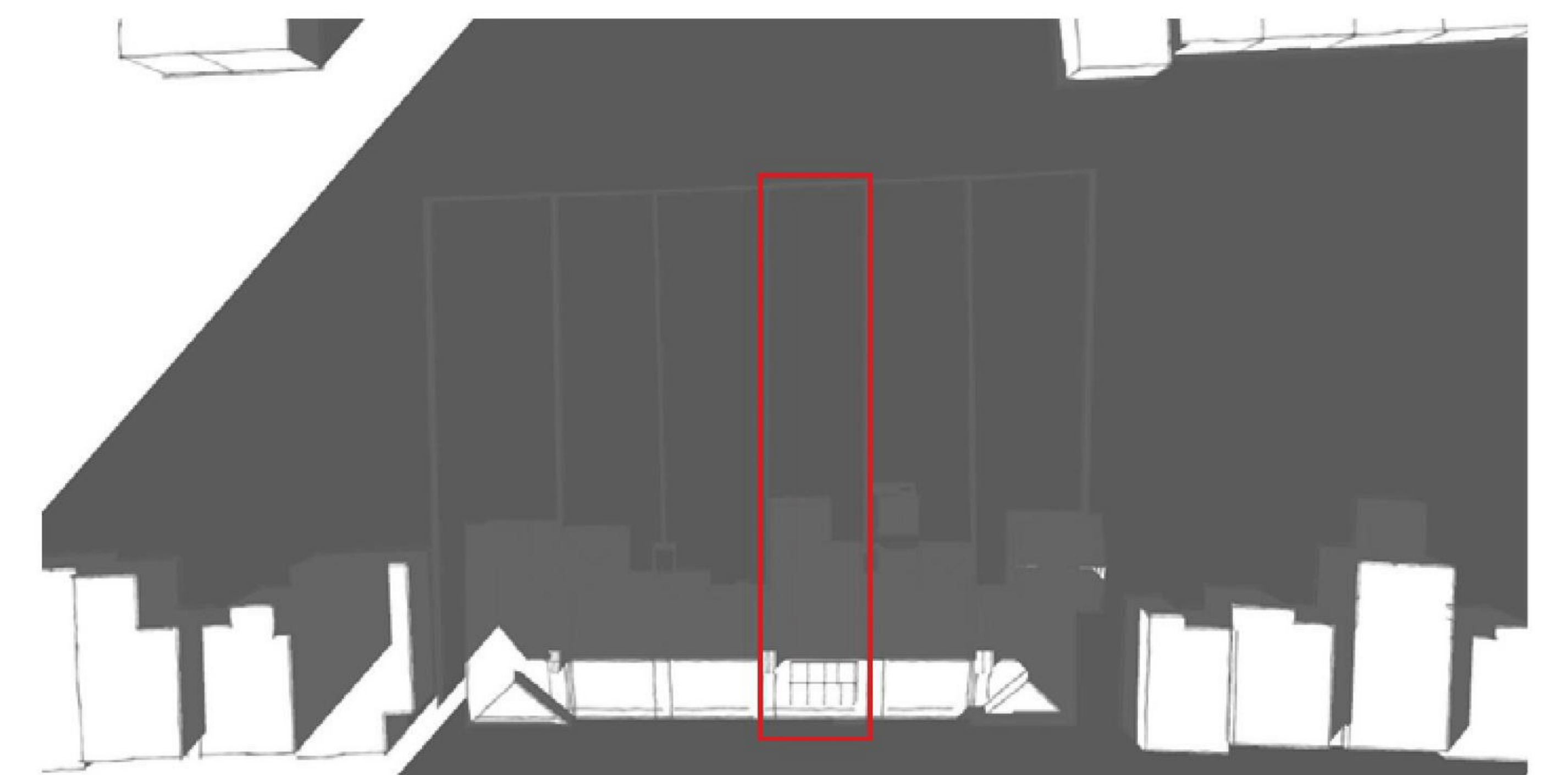
March 20 / September 22 - 3 pm



December 21 - 10 am



December 21 - 12 noon

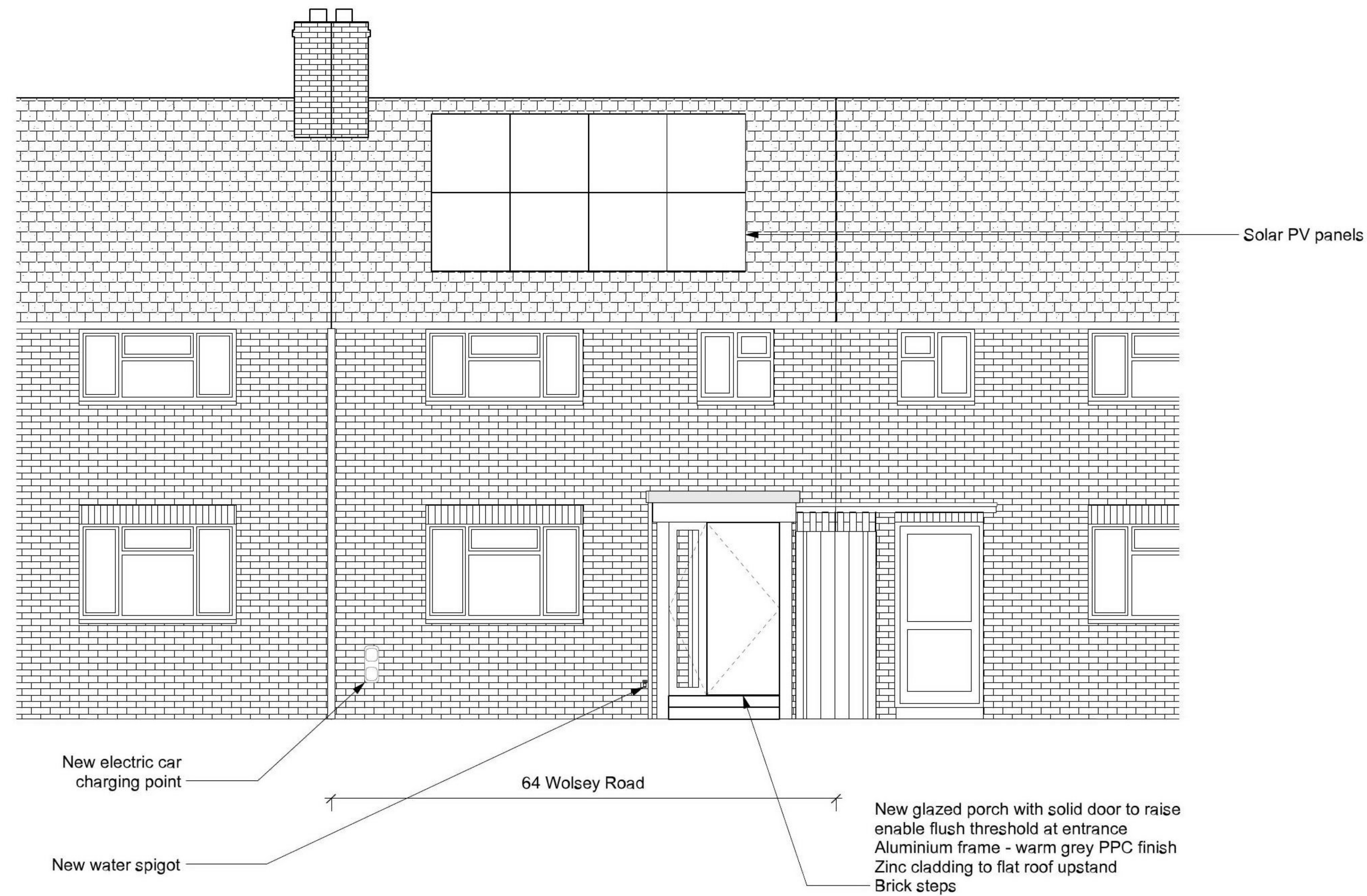


December 21 - 3 pm

ENVIRONMENTAL DESIGNS

The proposals incorporate a number of internal works that will upgrade the environmental performance of the existing building. This includes insulating the ground floor, increasing insulation at roof level and installing double glazing to the rear extension (all rear windows are currently single glazed). The external elements will meet U values required in part L1B as a minimum. While it would be desirable to improve the thermal performance of the house to meet a recognised standard such as Passivhaus or EnerPHit, limitations in the existing construction such as cold bridging and north facing rear orientation suggest this would not be realistically achievable.

Externally, solar PV panels are proposed to be mounted on the south facing roof to generate sustainable electricity for the house. While this would be visible from the street, the installation would be within permitted development rights, i.e. in a parallel plane not more than 200mm from the surface of the roof.



Visualisation of proposed works to the front elevation including PV panels

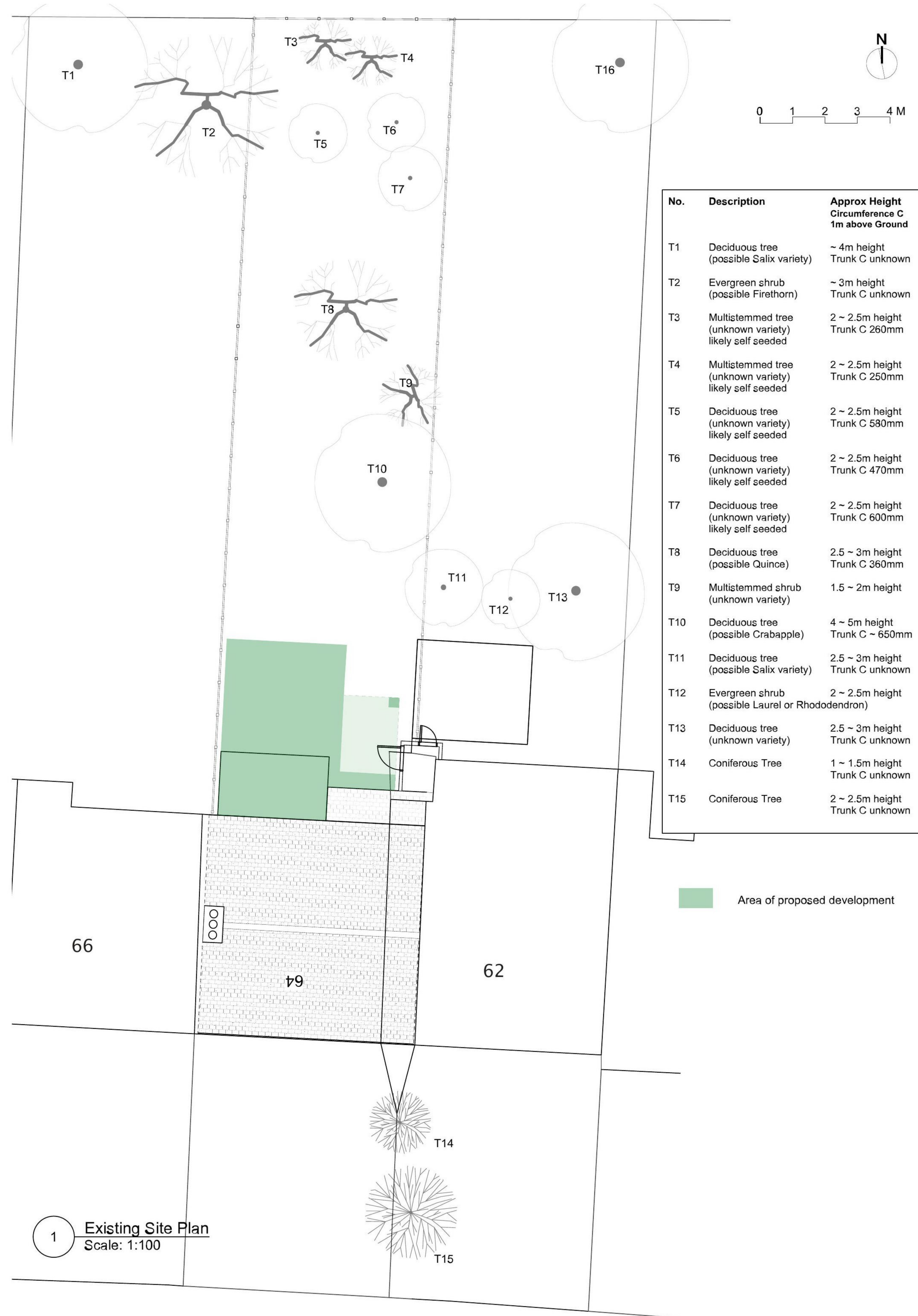
TREES AND LANDSCAPING

The homeowners have undertaken a basic survey of the trees in the garden. During winter it has not been possible to gauge species particularly of the deciduous trees.

There are no TPOs and no trees over 5m tall with a max circumference of 600mm, with short main trunks branching between 1-2m from ground level. It is suspected a number of the trees (especially at the rear of the garden) are self seeded as they appear when dilapidated sheds are removed (observed on Google Streetview).

The works do not require the specific removal of any trees.

Below: photos of the Garden (2020)



VIEWS FROM WYATT ROAD OVER TIME (source: Google streetview)



JUNE 2008

Greenhouse and shed at northern boundary, trees T3- T7 not in existence and garden well kept (note this view is available on google streetview but angle not at eye level in reality)



MAY 2012

Greenhouse and shed appear dilapidated (note this view is available on google streetview but angle not at eye level in reality)



NOVEMBER 2020

Greenhouse and shed removed, trees appear to have grown between 2012 - 2020. Photograph taken at eye level and from grassy kerb (no pavement)

DESIGN RESPONSE TO PRE-APPLICATION ADVICE



Scheme submitted for pre-application advice



Scheme submitted for planning approval

Preapplication advice was sought for a previous iteration of the proposals (20/03262/PAC). The design of this proposal was much larger in scale - a visualisation is shown to the left.

The general feedback received was to reduce the scale of the design and preserve the character of the terrace was taken on board. The following changes were made:

- The loft conversion and box dormer was omitted from the proposals
- The first floor extension was reduced from 4.3m to 2.95m projection from the rear wall
- The ground floor extension was reduced from 6.9m to 5.4m projection from the rear wall
- Smaller projections such as bay windows were omitted entirely and extensions consolidated
- The first floor extension roof was changed from a flat roof with parapet above the eaves line to a monopitch roof tied into the existing roof, with eaves visibly in line with the existing

VISUALISATIONS OF PROPOSAL

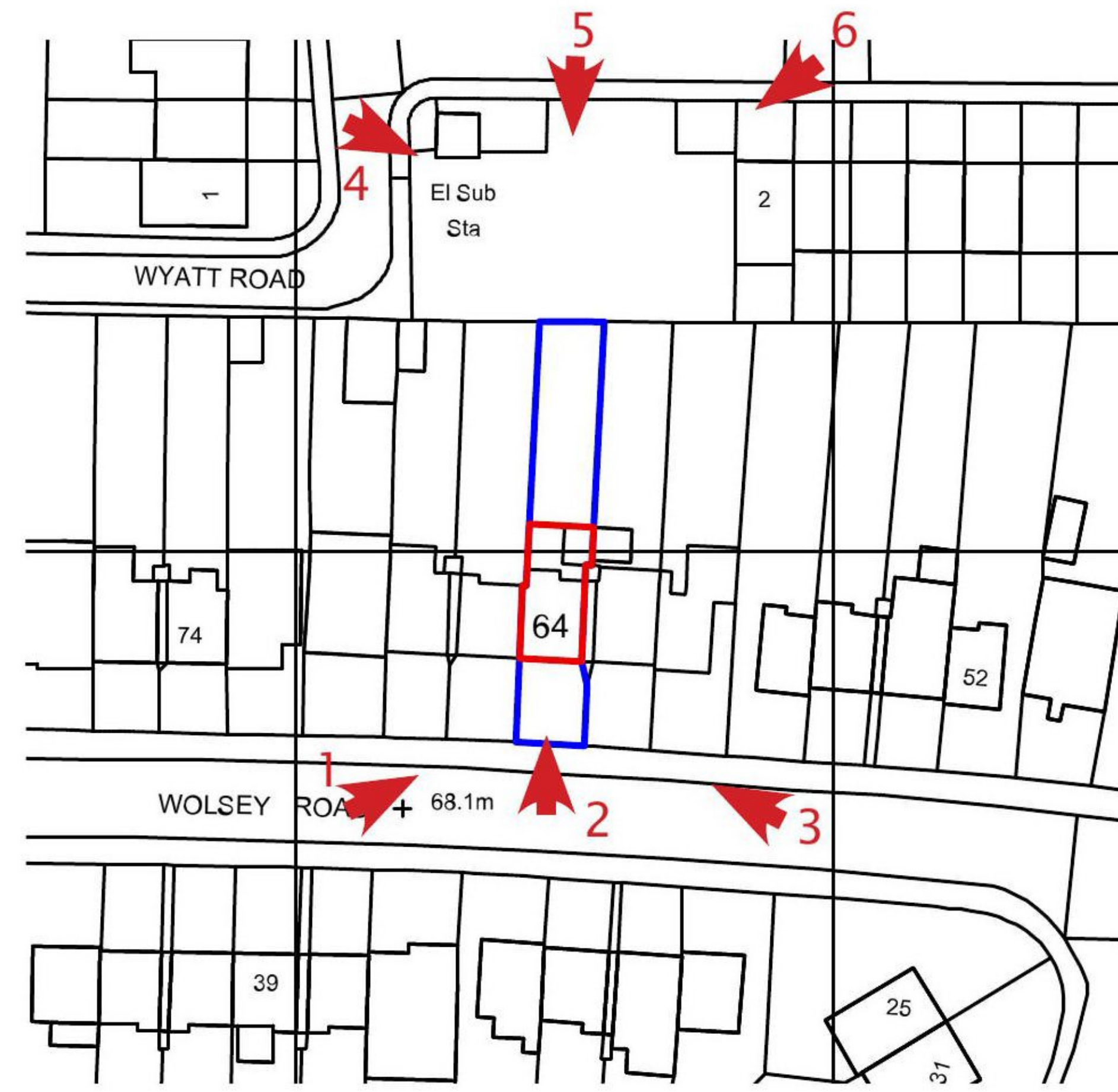
Model view from north west side



Visualisation from rear garden



EXISTING VIEWS



VISUALISATIONS OF PROPOSAL

