

DESIGN AND ACCESS STATEMENT

SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO EXISTING SIDE EXTENSION AT NUMBER 3 BLACKTHORN CLOSE, HEADINGTON, OXFORD, OX3 9JF.



Site Context:

3 Blackthorn Close is one of a pair of semi-detached houses built in the 1930s. It is on a large plot widening significantly towards the rear. It backs onto the recently completed Thomas Homes development/ formerly Headington's cricket grounds as well as the houses/gardens of Hawthorn Avenue. Blackthorn Close has approximately ten houses and is off the Barton Road which runs perpendicular to the London Road and Barton Lane. Blackthorn Close is situated approximately ½ a mile northeast of Headington centre and 2 ½ miles northeast of the Oxford city centre. Bury Knowle Park and the bus stops along the London Road are within a few hundred metres walk. There are good local bus services along London Road into Headington and the city centre. There are also coaches serving London every 20 minutes during the day. Headington has its hospitals and larger supermarkets. There are nearby primary and secondary schools. The dwelling itself is set back from the pavement by about 8 metres. The plot has a total depth of around 55 metres and a width of around 8 metres at the front and 20 metres towards the rear.

Planning History:

According to searches on the council website there have been 2 recorded planning submissions. Outline Planning Permission was granted in 1973 for a dwelling in the rear garden. This never went any further. Finally in 2002 Planning Permission was granted for the timber conservatory pictured above.

A dormer window to the loft has been added some time ago but the loft is not converted. There is still access via a loft hatch.

The Proposal:

It is proposed to demolish the conservatory. It is proposed to replace this with a single storey rear extension that is a bit bigger than the existing conservatory. This would have an angled section where it joins the existing house such that there can be a nice view of the pond. The pond is quite large, with a lot of fish in it and much loved.

As well as this rear extension it is proposed to make some alterations to the side extension. The side extension is somewhat inferior in terms of its thermal values. It is proposed as well as making internal changes, to provide walls with external insulation and render. This will add approximately 120mm to the front and side walls of this extension. Along with this it is proposed to turn the roof into a warm roof. There would be a new deck, some insulation and new flat roofing. As such the height would increase by around 150mm.

There would be further internal alterations in order to provide an enlarged living/ kitchen/ dining space that overlooks and enjoys the garden.

The existing situation means dining looking out over the front, the sitting room overlooks the conservatory so it is not possible to enjoy easy access to the garden. The conservatory itself is too cold to use in the winter and too hot in the summer.

Materials used would all match the existing. Walls would be masonry with render. The roofs will be either plain red/ orange clay tiles like the recently washed roof tiles. The flat roof would be in GRP. Windows and doors would be in either UPVC to match existing or powder coated aluminium.

Overlooking and Daylight issues:

The extensions being single storey will not result in overlooking problems. As such there will be no loss of privacy to either of the adjoining properties or the properties to the rear.

In terms of Daylight issues, the only property that will be affected by the proposals is number 4. Number 4 has no rear extension and as such there will be some light loss as a result of the proposed extension. There is already a conservatory and there is an overgrown hedge. Whilst the proposals will result in some light loss, the 45 degree line being crossed etc. it is not dissimilar to many rear extensions that are being built throughout the country

often up to 6 metres deep as permitted development. Our proposals result in a 4 metre deep extension.

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

There are currently 2 parking spaces off road. This will remain as existing as will the rear access. The proposals relate to an external space at the rear of the property. There is a small bicycle store in the garden and a larger shed further back in the garden.

Bins can be stored out of sight to the side of the property in their existing locations.

Sustainability:

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.

Tree Survey, Arboricultural Statement:

There are no trees on the site/ to 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 defences 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 extensions is already built upon/ 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. The existing drainage system is to be adapted/ connected to.

Surface Water:

Surface water would be taken to a soakaway at the rear of the property. At the front of the property no new areas of hardstanding/ driveway are proposed.

Conclusion:

To conclude, the proposed extensions have been carefully designed in a way such that they should complement the existing house and should not alter the character of the house or the locality. My clients wish to improve the house for their own benefit with the main aims being that they can have larger open plan spaces and make the most of the garden and how the living spaces relate to the garden. The gardens are very attractive.

