

DESIGN STATEMENT

FOR

PROPOSED ERECTION OF PART TWO STOREY PART SINGLE STOREY SIDE AND REAR EXTENSION TO DWELLING TO CREATE 1 x 2 BED DWELLING AND BIN AND CYCLE STORES

366 MARSTON ROAD
OXFORD
OXON. OX3 0JD



STATEMENT PREPARED BY:

NT:architect

DATE PREPARED: MAR 21

REV:

INTRODUCTION

SITE ADDRESS
366 Marston Road
Oxford
Oxon. OX3 0JD

APPLICANT:
RMA Properties Ltd.

AGENT:
Nick Turner Architect
c/o: 14 Brasenose Villas
The Green
Chipping Norton
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INTRODUCTION:

This Design & Access Statement accompanies an application for the erection of a part two storey part single storey side and rear extension to create a 1 x 2 bed dwelling and associated works. 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. The site is located within a CPZ (MS Marston South)

FLOOD RISK:

A preliminary check online with the Environment Agency notes that the site is not located within a flood plain.



EXISTING USE

LOCAL CONTEXT:

The application site is located on Marston Road, a main thoroughfare in the residential area of New Marston. The area is located within a residential area and within easy access of Headley Way and Marston Ferry Road, main thoroughfares into and around Oxford City Centre, as well as within easy reach of the A34 Northern Bypass. The site itself is located mid way along the highway and to the east of the street. In this section Marston Road runs approximately northeast – southwest.

The predominant character of the street is made up of blocks of semi detached dwellings to both sides of the street. They are set well back from the highway itself, the road having cycle paths to both sides and wide verges, creating an open feel to the street scene generally. In addition the street benefits from mature trees planted along the verge.

The architectural style locally is early 20C estate housing and has architectural detailing reflecting that style, with hipped end roofs and with some architectural styling including double height bay windows to front. The houses are generally semi-detached, some of the properties having additional side gardens.

No. 366 forms the southern half of a semi detached block and benefits from being located on the junction with Crotch Crescent. The house has been extended in the past with a single storey rear extension that abuts the pavement to Crotch Crescent. The house is a four bedroom dwelling that currently has off street car parking provision formed using the small rear garden and accessed off Crotch Crescent. At ground floor level there is the living, dining and kitchen areas with the fourth bedroom with ensuite to the extension. At first floor level there is three bedrooms and bathroom. The front garden is large in depth and is well screened with shrub and hedge planting.

The house is in a plain style reminiscent of the era it was constructed. It has a front entrance door and bay window to front. The dwelling is finished in pebbledash render and the roof is concrete plain tiles and includes a hipped end.

The front boundaries consist of a 1 metre high masonry wall with a hedge to 2.5 metre; the rear boundaries consist of 1 metre masonry wall. There is a single detached garage to the rear garden area with access off Crotch Crescent.

Of material consideration to the proposals are:

No. 68 Ambleside Drive: permission for a two storey side extension to create a new dwelling (ref.: 18/00141/FUL).

No. 60 Ambleside Drive: permission for a two storey side and rear extension (ref.: 06/00889/FUL).

The above permissions have established the opportunity to construct two storey side extensions as separate dwellings in particular in relation to the junctions with Crotch Crescent.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The current proposals are for the erection of a part two storey part single story side and rear extension to create 1 x 2 bed dwelling including cycle and bin storage. These will now be discussed in more detail.

JUSTIFICATION:

The proposals have given due consideration to the existing developments as noted above that form the junction with Crotch Crescent to the northern end: these have created side extensions that form new

dwelling. It is noted that the addition of these has not impacted unduly on the character of the area and form a natural entrance to the Crescent itself. On this basis it is considered reasonable that the application site can be similarly considered, being at the junction of Crotch Crescent to the southern end. The design approach therefore for the current scheme has taken these other examples as the principle form of development.

The extension is designed in the same style as the main house and is set back to front to denote subservience to the original dwelling. This also has the impact of lowering the ridge, which also benefits this issue. The fenestration and materials proposed are all to match the original, as is the roof style with a hipped roof. The two storey element runs as deep as the main house and then continues at ground floor level with a single storey rear element. This reflects the existing single storey element to the original house.

The new dwelling consists of living accommodation at ground floor level and two bedrooms and bathroom at first floor level. All spaces proposed are in full compliance with the NPPF standards for design. The side façade is set further back off the side boundary by approximately 500mm from the existing rear extension to ensure that the proposals do not appear overbearing along the street.

The removal of the garage means that the space can be used as private amenity and in both the original dwelling and the new the garden spaces are commensurate with the footprint of the respective properties, in line with policies. Furthermore these gardens are supplemented by large front gardens, where it is proposed to locate the bin and secure cycle storage areas, being well screened by the existing mature planting. The existing garden is simply subdivided along the party wall line and creates suitable garden space for both the original as well as the new dwellings.

At first floor level the extension creates two bedrooms, a double and a single as well as a large bathroom. The orientation allows for windows to the front and rear and still maintains privacy for adjacent properties.

Overall, the aim of the application is to create new accommodation in accordance with the OCC design guidelines and policies and in response to other examples locally. The mix of dwellings and density is suitable for the size of plot and provides future users with good standards of living accommodation and private amenity for family sized homes. The proposals have responded to the adjacent properties to ensure that the street scene is maintained.

ACCESS:

INTERNAL ACCESS: Generally, the new dwelling is accessed via its own entrance. The creation of large open plan living areas with kitchen/dining and lounge is in response to modern family requirements and at the same time maximize the accessibility of the property for all users. Similarly, the master bedrooms have been designed to ensure compliance with Part M of the regulations and Lifetime Homes standards as well as the NPPF recommendations.

EXTERNAL ACCESS: The existing dwelling has a stepped entrance, which will be retained. The new dwelling is raised to match the existing. However, the proposals will involve a graded access to ensure level threshold access in compliance with the regulations. Access into the scheme includes a suitable path wide enough for wheelchair access.

PARKING: The original property is located within the CPZ (SM South Marston). The proposals involve a new dwelling. Current planning policy is for new developments such as this in CPZ to be removed from providing off street parking provision. Therefore, the proposals do not provide any off street parking provision.

The proposals do, however, provide suitable secure cycle storage located to the front of the dwelling and effectively screened by the existing planting. These will provide a minimum of 1 bike space per person in compliance with policy and designed to reflect OCC Highways standards regarding space.

MATERIALS & APPEARANCE:

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

WALLS: pebbledash render to match existing colour: natural

ROOF: plain concrete tiles colour: red/brown

WINDOWS: upvc double glazed casement windows with side hung opening lights. Frame colour: white.

DOORS: upvc composite single panelled door with upper glazed units colour: black. 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.

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: The development has given due regard to the adjoining properties and this has been discussed above. Generally, the new development sits south. Whilst the proposals include development in this location, the massing and form of the proposals and orientation to gardens ensure that these do not affect adversely any neighbouring properties with regard to overshadowing or overbearing. The design has also given consideration to any rights to light.

The side extension has been designed with an internal layout that ensures there is no overlooking to neighbouring properties. As such, there are no issues regarding affecting rights to light to neighbouring properties or creating an overbearing appearance to the neighbours.

NOISE ASSESSMENT: The proposals would not create any adverse issues regarding noise as the proposed use is the same as existing adjacent.

LANDSCAPING DESIGN:

The site is approximately rectangular and the location of the new development within the plot ensures a good amount of private amenity space is maintained for the original dwelling and created for the new dwelling, as policy direction. The development is accessed by a suitable width path to the main entrances and built in SUDS compliant water permeable block paviors. The existing front boundary hedge is noted as being retained to ensure that the new development is not overly bleak.

Boundary treatments are to remain as existing, where appropriate. Where new boundary treatments are required, they will include 1.8 metre high vertical timber boarded fencing, providing suitable privacy for occupants and neighbours.

ENVIRONMENTAL CONSIDERATIONS:

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
- SEDBUK 'A' class rated condensing boilers.
- A rated white goods where appropriate.
- Lighting using energy efficient fittings.
- Mechanical ventilation designed to minimize air changes.
- 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.

REFUSE / RECYCLING MATTERS: Within the curtilage of the proposed dwellings provision is made for the outside storage of refuse and recycling containers which can then be moved to the highway for collection. It is proposed that the bins will be generally stored to the front of the site for ease of access generally and then would be moved adjacent to the highway on collection days. The bins are shared and have been sized accordingly.

FOUL DRAINAGE ASSESSMENT: The proposed dwellings will connect into the existing foul drainage system, which is located within the curtilage of the site and the applicants have therefore not submitted any further details with this application.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site and this application is not a major development application and therefore a contamination assessment is not being submitted.

CONCLUSION:

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 proposals reflect those of many examples locally in terms of style and design and will provide good standards of housing accommodation in this highly sustainable location. 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 RIBA
Architect



01. view along Marston Road looking south towards property and junction with Crotch Crescent.



02. view towards Crotch Crescent with application site to left.



03. view towards application site from Crotch Crescent.



04. view towards application site with single storey extension abutting boundary.



04. view from Crotch Crescent towards site with detached garage and vehicular access.



05. view along Crotch Crescent towards Marston Road with application site to right.