



## Design and Access Statement

Proposed garage building with home office over at 23 Helen Road, Botley, Oxford, OX2 0DF

Job: 2024

Date: 22<sup>nd</sup> February 2021

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### 1.0 INTRODUCTION:

- 1.1 23 Helen Road a three-storey end of terrace property in a residential area approximately 1 km west of Oxford City centre. The gardens to the property extend from Helen Road to Binsey Lane and the garage is located at the west end of the garden with vehicular access off Binsey Lane.



**Binsey Lane elevation of existing garage for 23 Helen Road, Oxford**

- 1.2 The proposal is to replace the existing sub-standard flat roofed garage building and container store at the rear with a purpose made garage/storage building with a duo-pitched roof over with sufficient space in the roof void to use as a modest home office.

## **2.0 THE PROPOSAL AND LOCAL PLANNING POLICY CONSIDERATIONS:**

### **2.1 THE SITE CONTEXT:**

- 2.1.1 Helen Road and Binsey Lane both run north from Botley Road.
- 2.1.2 The site lies in a residential area. It does not fall within any special designated planning area and is not in a Conservation Area.
- 2.1.3 The total plot area for the proposal is 212 m<sup>2</sup>.

### **2.2 SITE ANALYSIS: DESIGN PROPOSAL:**

- 2.2.1 The proposal is to remove the existing sub-standard flat-roofed garage and container storage unit and construct a replacement garage/storage building with a pitched roof and a modest home office space over .
- 2.2.2 The new building will extend across the full width of the plot and extend to the east end of the current container store.
- 2.2.3 The current footprint of the garage and container is 27 m<sup>2</sup>, and the proposed replacement building will represent an increase over that footprint of 13m<sup>2</sup>.
- 2.2.4 The extension by virtue of the marginally increased eaves and ridge heights over those identified in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) will require a Householder Planning application
- 2.2.5 For the avoidance of doubt, note 2 on all the drawings submitted may be deleted and will not form part of this application.

### **2.3 SITE ANALYSIS: IMPACT ON ADJOINING PROPERTIES:**

- 2.3.1 The relationship of the proposed extension to the neighbouring buildings is uncontentious, and there will be no impact on the amenity of the immediate neighbours.

## **2.4 SITE ANALYSIS: AMENITY AND LANDSCAPING:**

- 2.4.1 The access to the garage from Binsey Lane will be constructed with an SUDS compatible paving.
- 2.4.2 No additional hard or soft landscaping is proposed as part of this application.
- 2.4.3 Given the current domestic use of the site area and surrounding gardens and the limited increase in the overall footprint of the building it is very unlikely that the biodiversity of the site will be affected by the proposal in the short; medium or long term.

## **2.5 SITE ANALYSIS: ACCESS:**

- 2.5.1 The site lies within the Oxford City CPZ with residents' parking on Helen Road and surrounding streets, by providing an improved garage for parking the proposed development will effectively provide one additional appropriately sized off-site parking space.
- 2.5.2 No change to the existing provision for recycling and general waste bins is proposed.
- 2.5.3 No change to the existing provision for bike storage is proposed.

## **2.6 SITE ANALYSIS: MATERIALS:**

- 2.6.1 The materials proposed are designed to work with the adjoining boundary wall brickwork to the parking court for the development at 12 -16 Binsey Lane, with Cedral click vertical cladding above head of doors up to gutter eaves and gable verges to create an attractive building.
- 2.6.2 The materials proposed are:

Main Roof:	textured man-made slates—blue grey.
Roof windows:	velux top hung roof windows.
Rainwater goods:	PVCu gutters and downpipes – black.
External walls:	facing brick - brindled London stock bricks. Cedral Click Cladding Board – vertical – silver grey
Windows:	timber frames and sills – colour: white
Garage doors:	powder coated aluminium frames – colour: TBC

### 3.0 SITE ANALYSIS: FLOOD RISK ASSESSEMENT:

- 3.1.1 A search of the Environment Agency Flood risk map for the Oxford flood plain using the post code for the site revealed that the existing property is located within a Flood Zone 2/3 area. This is classed as Medium Risk and means that each year this area has a chance of flooding of between 0.1% and 1%.
- 3.1.2 A request for Product 4 Flood Risk Information for the site has been submitted to the Environment Agency and will be forwarded to the LPA once available.
- 3.1.3 The proposal is located within a fluvial Flood Zone 2 and will be affected during a 1 in 100 year +35% CC event. However, there is no effective increase in the impermeable footprint for the above ground element in the proposed plans, as both existing internal and external constructions are by their nature impermeable. The additional area covered by the proposal is only 13m<sup>2</sup> but in the event of a flood the entire ground floor can be flooded, as at present, therefore there is no loss in flood plain storage.
- 3.1.4 Flood-proofing/resilience and resistance techniques as set out in the recommendations of “Improving the flood performance of new dwellings – flood resistant construction” CLG (2007) have been reviewed and the following water resistant strategies will be introduced to mitigate against the impact of flooding.
- 3.1.5 Potential water-resistant strategies include:
  - a. All proposed electrical points/service meters etc will be located at raised locations above likely flood levels.
  - b. Wooden door/window frames/skirting/architraves where practicable to be replaced with suitable alternatives.
  - c. Moisture resistant (rigid closed cell) insulation to be used as required in the construction of the proposed building.
  - d. Internally – all walls, internal and external will be finished with sand / cement render with masonry paint finish.
  - e. Non-perishable floor finishes to be installed over the entire ground floor are e.g. screed or ceramic tiles.
  - f. All finishes in the garage and storage level will be resistant to water and unaffected in the event of a flood.
  - g. The floor construction will include a void below to mitigate the marginal increase in impermeable footprint.

#### **4.0 CONCLUSIONS:**

- 4.1 The principle of a replacement garage as proposed is not a contentious issue.
- 4.2 There are no changes required for the pedestrian and vehicular access for the site.
- 4.3 The design actively improves the street scene in the area.
- 4.4 There are no overshadowing /overbearing/daylighting issues relevant to the immediate neighbours.
- 4.5 The site lies within a Flood Zone 2/3 but is entirely flood resilient in the forms of construction and water resistant materials used.
- 4.6 The potential capacity of the flood plain storage is unaltered by the proposal.
- 4.7 Wall and roof materials will create an attractive building and will improve the character and general appearance of the immediate location. The design actively improves the street scene in the area.
- 4.8 We consider that there are no other planning related issues that would militate against the proposed scheme.
- 4.9 In the light of the above, therefore, we trust that the Local Planning Authority will look favourably upon this proposal and that planning permission will be granted in due course.

**IFOR RHYS riba,**  
22<sup>th</sup> February 2021