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ARCHITECTS



**Design, Access
and Justification
Statement**

for

Proposed Development

at

No. 15 Kempson Crescent,
Littlemore, Oxford,
OX4 4QE.

Planning Issue
Mar 2021
Ref: P.1492

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Justification Statement

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PART I | Summary



[Figure 01] Aerial Photograph (Reference Google Maps).



[Figure 02] Aerial Photograph (Reference Google Maps).

1.1 Introduction

This report has been prepared by Jessop and Cook Architects to form part of the planning application for the proposed development on behalf of Oxford City Housing Limited. The proposal is for a two storey rear and side extension to create 2no. additional bedrooms (double and twin) to increase the existing 3-bed 5person end terrace dwelling at No.15 Kempson Crescent, Littlemore, Oxford, OX4 4QE.

1.2 Assessment

No.15 Kempson Crescent is located in Littlemore, outside of the city ring road and close to the Littlemore Coservation Area. The site is is bounded by the Littlemore recreational ground and well connected to the city with many local amenities to support development of the existing dwelling for larger families.

Kempson Crescent is a residential area characterised by the post war terrace and semi-detached housing types, many of which have been altered over the years.

The council have an urgent need for larger family homes for social rent. The property at No.15 Kempson Crescent benefits from a large garden, half of which is currently fenced off an unused due to maintence issues. This under utilised space could be transformed to a extend the house and create a more manageable sized garden to accomodate families waiting for larger homes. The potential to use this site to make full use of the land would provide a welcome addition of thoughtful quality design to engage with the natural progression of character of the street and help the overarching issue of the housing demand.

1.3 Existing Building

No. 15 Kempson Crescent is an semi-detached dwelling set within an estate of Airey houses built as post WW2 temporary housing programme in 1944-1949 and are constructed from pre-cast concrete frame and panels. In 2009, the concrete panels were removed and additional timber studwork, rock wool insulation, and Steni glass reinforced fibre panel cladding system with natural stone finish was installed.

The existing dwelling comprises entrance hall and stairs, 2no. ground floor reception rooms, ground floor kitchen, first floor bathroom, 3no. bedrooms. To the rear of the property is an outbuilding which contains historic outdoor lavatory, with drainage, and 2no. external stores. In addition there is an external garage accessible via the driveway.

1.4 Location

The site is located in Littlemore, to the south of the Oxford ring road (Eastern Bypass Road A4142).

1.5 Footprint

The site has an area of approximately 435sqm.

The existing 3-bed, 5-person, 2 storey dwelling has a gross internal area of approximately 86sqm, exclusive of outbuildings. Current National Space Standards guidance for a 3b5p 2 storey dwelling is 93sqm minimum.



1.6 Amenities

No.15 Kempson Crescent is located in Littlemore outside of the city centre ringroad. Local amenities available are as listed below and approximately shown in [Figure 03].

Within approx. 0.5mile

- [01] Littlemore Park and Allotments
- [02] Emmanuel Christian School
- [03] John Henry Newman Academy
- [04] Rose Hill Primary School
- [05] Littlemore Community Centre
- [06] Rose Hill Community Centre
- [07] Littlemore shops
- [07] Littlemore Sainsburys supermarket and petrol station

Within approx. 1mile

- [08] St John Fisher Catholic Primary School
- [09] Northfield School
- [10] The Oxford Academy
- [11] St Swithun's CoE Primary School
- [12] Our Lady's Roman Catholic Primary School
- [13] The Oxford Science Park
- [14] Kasam Stadium
- [15] Royal Mail Sorting Office
- [16] Rose Hill shops
- [17] River Thames and tow path
- [18] Rivermead Nature Park
- [19] Rose Hill Cemetery
- [20] Temple Cowley shops

[Figure 03] Aerial Photograph with 0.5mi and 1mi radius shown (Reference Google Maps).



PART II | Site Analysis

External



[Figure 04] No.16 Kempson Crescent



[Figure 05] Front elevation



[Figure 06] No.14 Kempson Crescent



[Figure 07] Front garden



[Figure 08] Front and side elevation



[Figure 09] Front entrance on gable wall



[Figure 10] Outbuildings to rear of property



[Figure 11] Rear garden



[Figure 12] Rear view from Littlemore Park

2.1 Condition Survey Photographs

No.15 Kempson Crescent is a semi-detached concrete frame dwelling with glass reinforced fibre panel cladding and white UPVC windows and doors. The front door is of high quality and appears recently installed. The UPVC windows are of low quality and could benefit replacement. Externally, the driveway is of poor quality gravel and grass with a later addition of secondary gravel parking area. The rear garden is split with the rear end fenced off. The site slopes significantly away from the house with a retaining wall towards the rear end of the garden and an early mature holly tree of good vitality central to the north eastern boundary. There is an outbuilding to the rear of the kitchen which has small power and foul drainage connections.

The property is modest in size with internal layout of rooms either front or rear single aspect. Although the living room, bathroom and double bedrooms are generous in size, the other communal areas such as the kitchen are compromised spaces with little storage for any potential increase in occupancy. Furthermore, the existing single bedroom is 6sqm which is inadequate compared to the 7.5sqm stipulated in the National Space Standards 2015 and 8sqm as required by the Oxford City Council Housing Design Guide 2017. The first floor is constructed with 150mm deep timber joists at 460mm centres. The first floor has poor quality acoustic performance with sound travelling through the floorboards easily. The overall condition of the building is fair with a small area of ivy ingress in the living room growing beneath the window sill and some staining to internal walls. The kitchen fittings are good quality and show little to no signs of wear and tear. The sanitary fittings in the first floor bathroom are of moderate quality and the electric shower fitting shows signs of damage over time and use.

Proposed improvements to the existing fabric include:

- Removal of vegetation on front facade [figure 07]
- Removal of outbuildings [figure 10]
- Enlargement of kitchen, communal living spaces, and existing single bedroom [figure 19, 20, 33]
- Installation of acoustic insulation to first floor build up
- Redecorations throughout
- Replacement of existing UPVC windows
- Replacement shower fitting [figure 29]

Ground Floor



[Figure 13] Entrance hall and stairs



[Figure 14] Entrance hall and stairs



[Figure 15] Entrance hall and stairs

First Floor



[Figure 25] First floor landing



[Figure 26] First floor landing



[Figure 27] First floor landing



[Figure 16] Dining room



[Figure 17] Living room



[Figure 18] Living room



[Figure 28] First floor Bathroom



[Figure 29] First floor Bathroom



[Figure 30] First floor Bathroom



[Figure 19] Kitchen



[Figure 20] Kitchen



[Figure 21] Covered area outside kitchen



[Figure 31] Bedroom 1



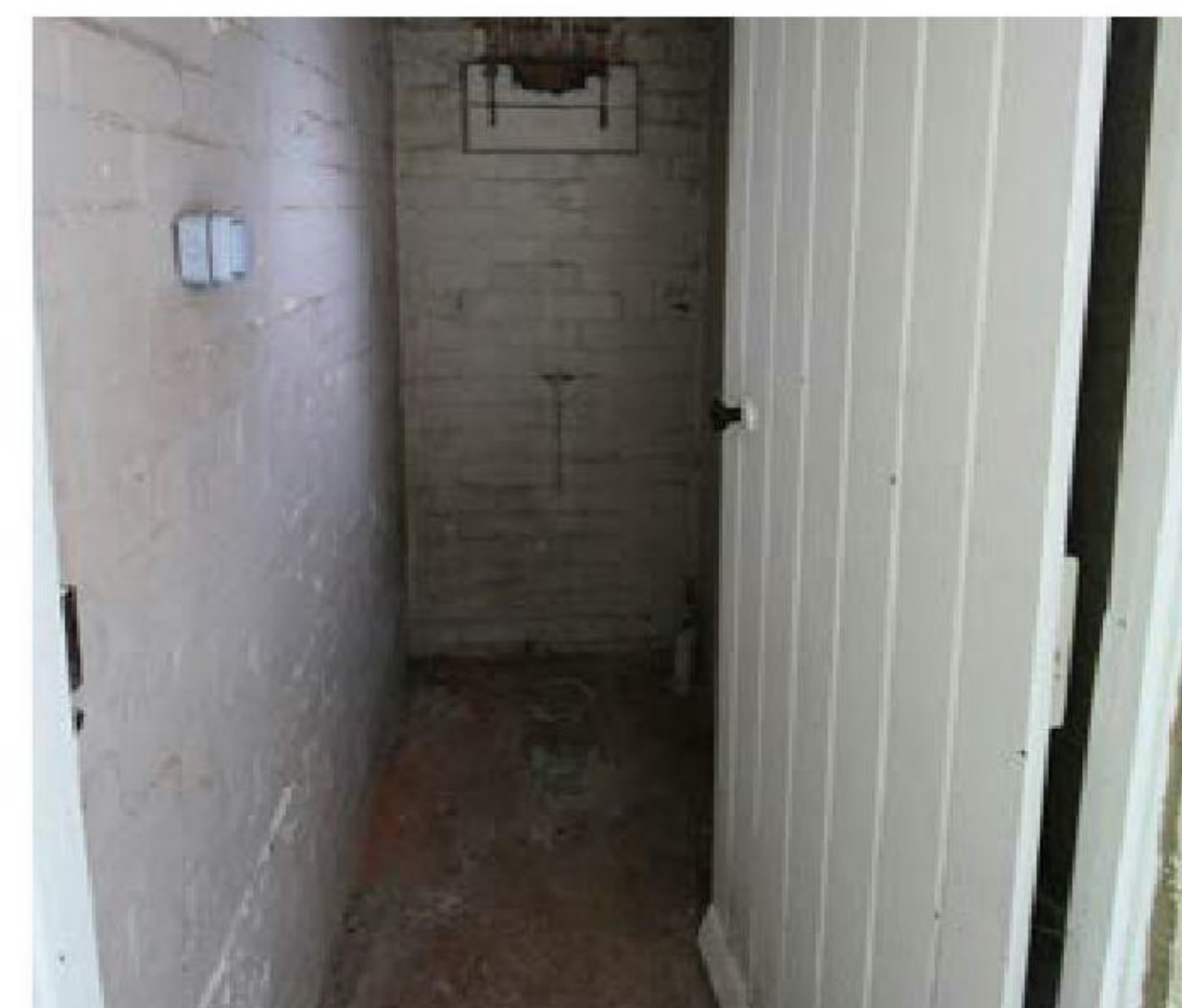
[Figure 32] Bedroom 2



[Figure 33] Bedroom 3



[Figure 22] Outbuilding room 1



[Figure 23] Outbuilding room 2



[Figure 24] Outbuilding room 3



[Figure 34] Hot water tank in bedroom 1



[Figure 35] Built in cupboard in bedroom 3



[Figure 36] View of garden and Littlemore Park

PART II | Site Analysis

2.2 Evaluation of Survey Information and Reports

General Site Restrictions

- Existing 'Airey House' construction comprises slender concrete columns and timber stud walls, timber floor, and timber roof trusses [figure 37-39]. In addition, the construction features a spine wall at ground floor level which has been recommended by the Structural Engineer to avoid altering.
- Residential setting with minor access roads and overhead cables to be considered for construction logistics.
- Site is bound to the Kempson Crescent to the south west, No. 14 Kempson Crescent to the south east, No. 16 Kempson Crescent to the north west, and Littlemore Park to the north east.
- Single side access route to rear garden could limit footprint of potential developments.
- Site slopes significantly in rear garden with downward slop towards house and existing retaining wall splitting garden levels. Potential soakaway for surface water drainage would require fairly deep excavation which would give merit to further external works to improve the rear garden layout.
- Asbestos Demolition and Refurbishment Survey required.

Utilities and Services

- Southern Gas Network: the site is served by low pressure mains gas (in road) with no notable issues for potential development.
- Scottish Southern Electricity: the site is served by low voltage electricity via overhead cables which would need to be considered from a health and safety aspect at all points of design and construction for potential development [figure 40].
- Thames Water: the site is served by clean mains water (in road) and with foul and surface water running into an existing drains. Existing foul water runs below ground to rear of property appears to be an adopted sewer [figure 41]. This proposal requires Thames Water build over consent.

Ground Investigations Soils Report

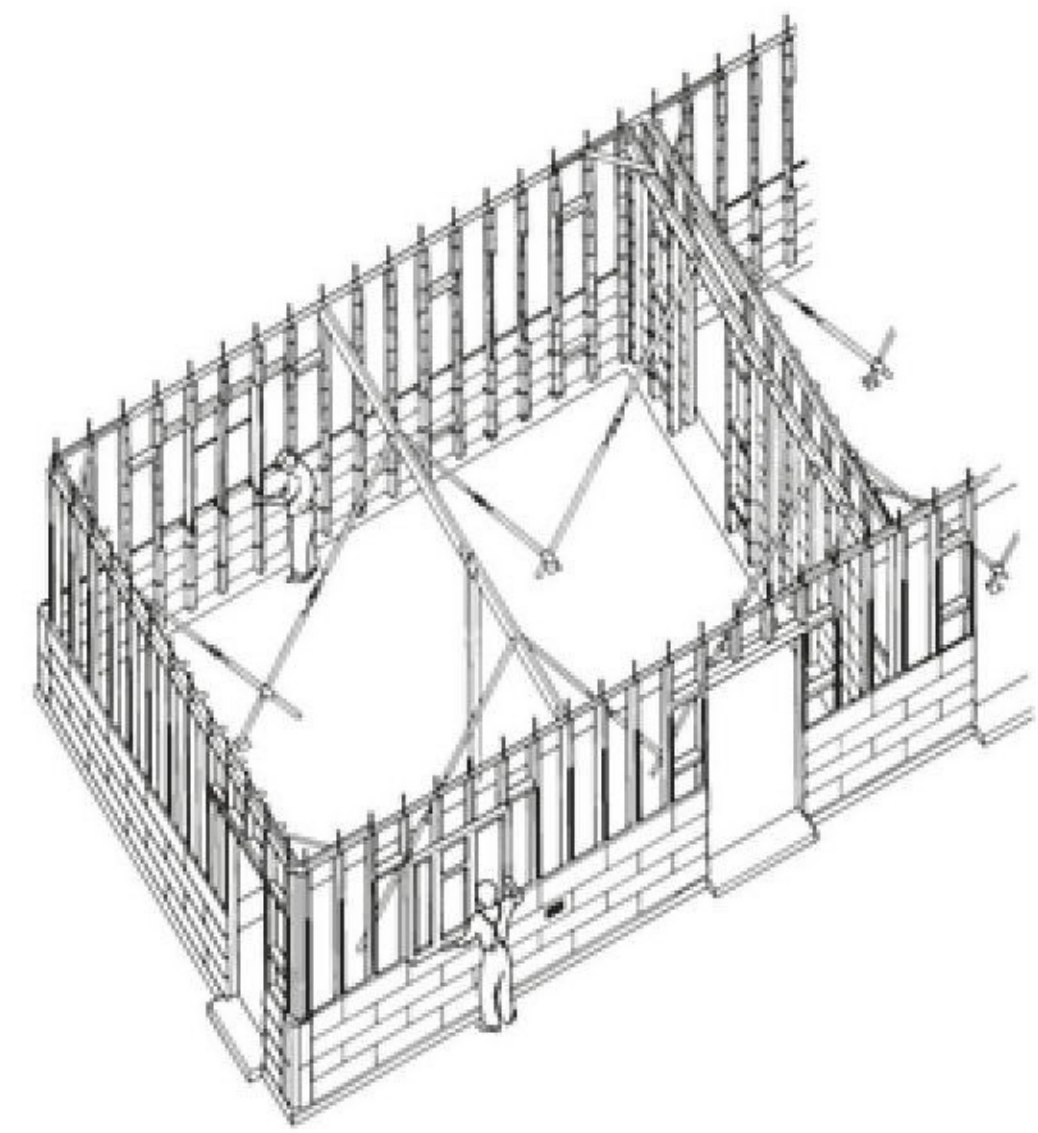
- Narrow and gap graded slightly silty/ clayey fin medium coarse sand with recommendations for foundations of 1m depth [figure 42].
- Suspended floors are advised (block and beam likely to be used following discussion with Structural Engineer).
- No ground water encountered during survey.
- Infiltration rate of 9.12×10^{-6} m/sec with Civil Engineer designed soakaway of 8mLx1mWx1.4mD.

Arboricultural Impact Survey

- Young dogwood and ash saplings of poor quality on site boundary with No.14 Kempson Crescent which is also owned by Oxford City Council [figure 43]. This proposal seeks to remove existing chain link fence and saplings and replant appropriate native hedgerow following the tree report recommendations.
- Shrubs to front garden of little value and unlikely to impact potential development.
- Ivy ingress into existing living room window, thought to be growing behind external cladding and recommended for removal [figure 44].
- Holly tree with no construction zone unlikely to impact potential development [figure 45].

Ecology Survey

- The existing site and buildings have no features that are suitable for use by roosting bats and any proposals are unlikely to have adverse impact upon bats.
- The habitats within the site are of limited ecological value and are very unlikely to host protected or priority species.
- Any proposed development should adhere to precautionary protective measures to protect nesting birds.



[Figure 37] Airey House (reference BRE)



[Figure 38] Timber roof trusses



[Figure 39] Original cladding at No.22



[Figure 40] Overhead cables and post



[Figure 41] Foul water cover to rear



[Figure 42] Trial Pit Investigation



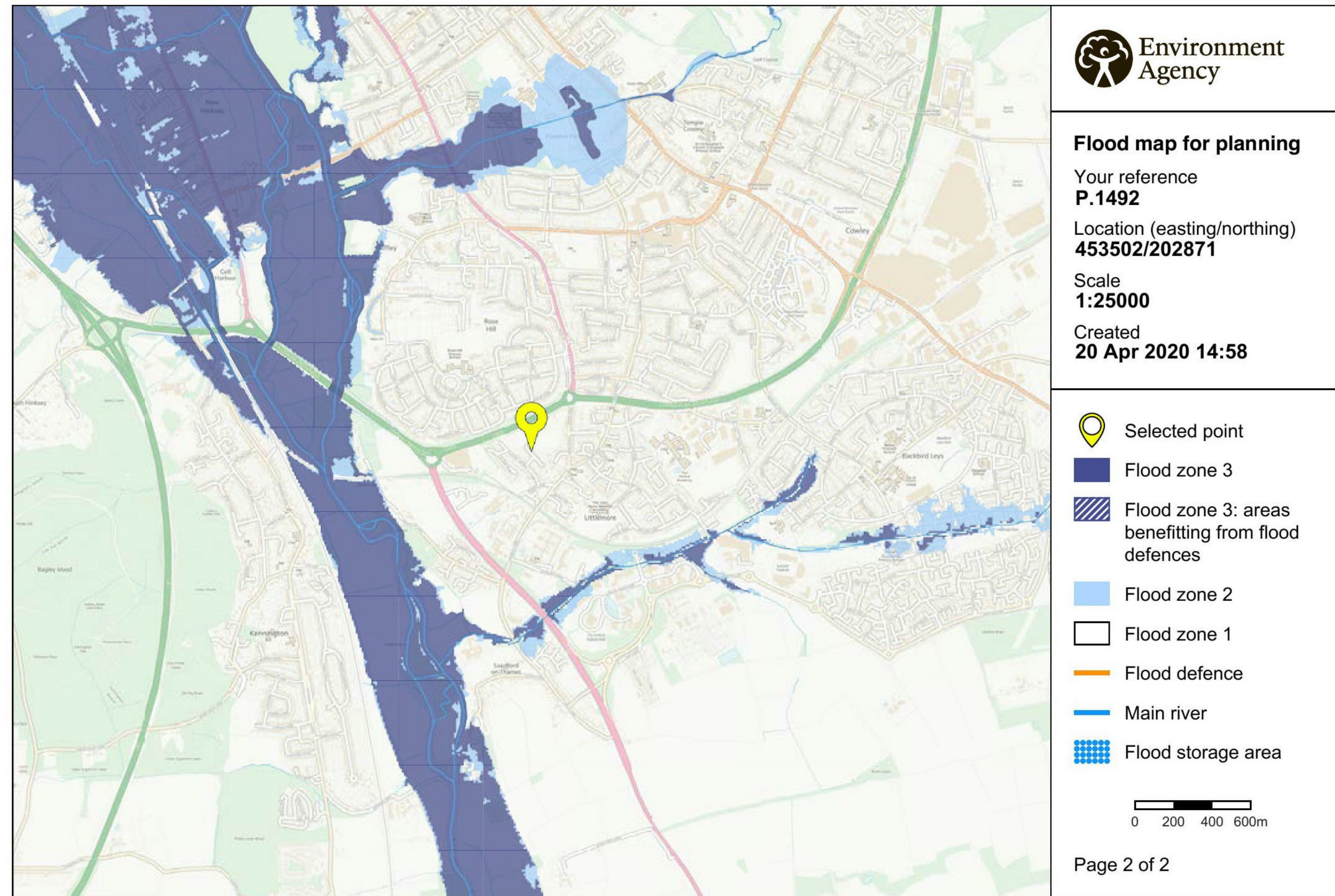
[Figure 43] Young dogwood/ ash saplings



[Figure 44] Ivy ingress through living room

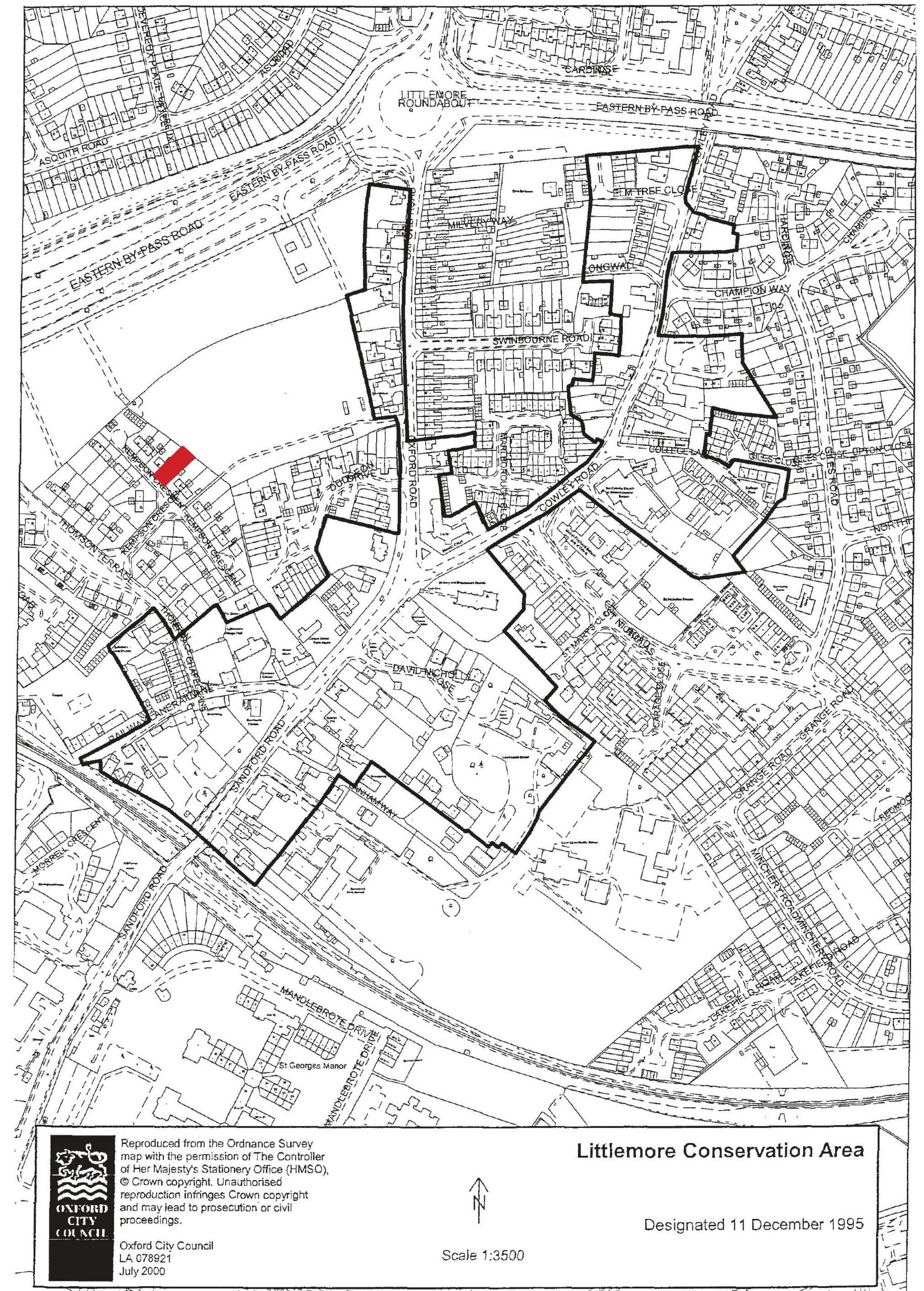


[Figure 45] Holly tree in rear garden



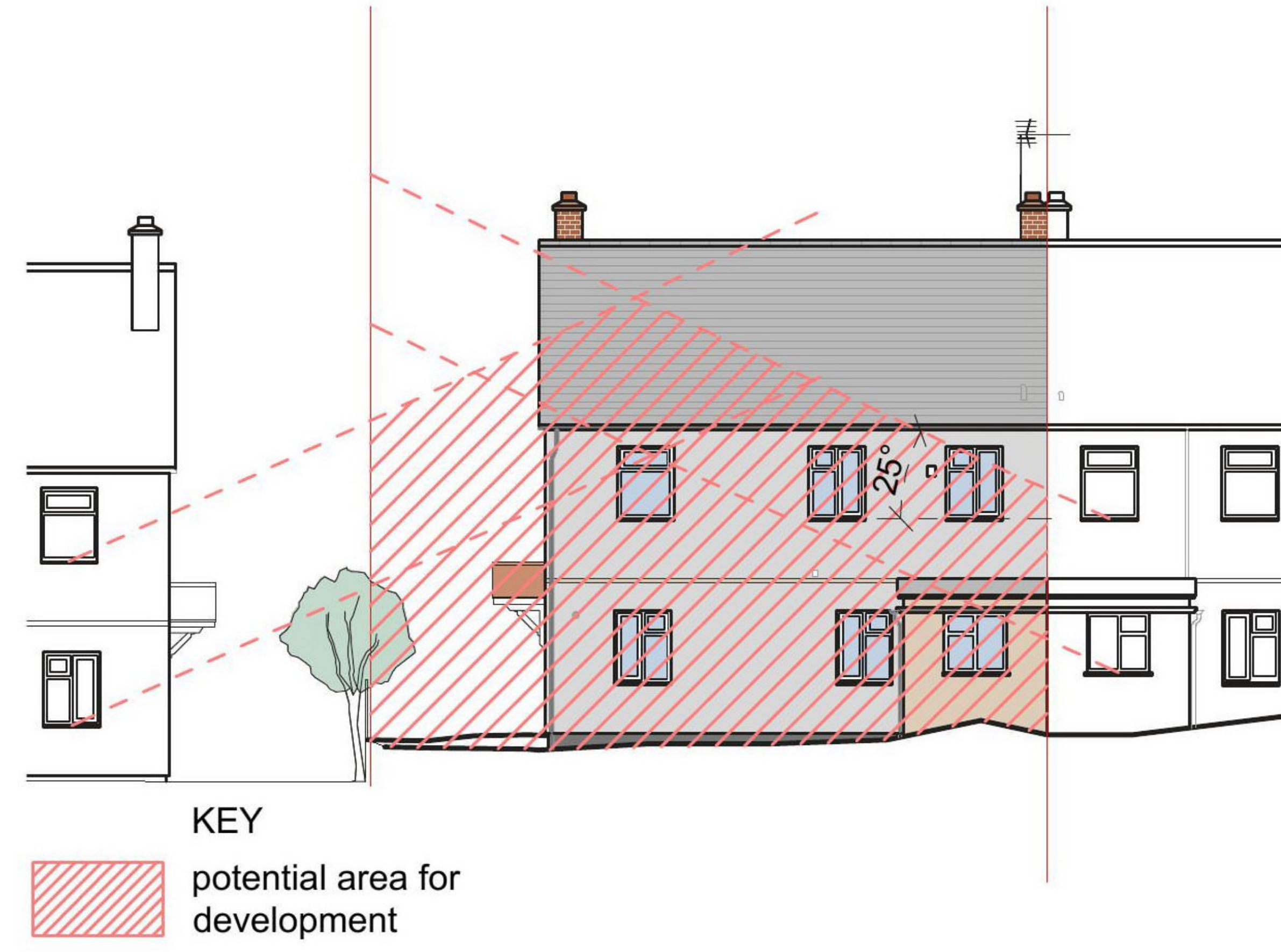
© Environment Agency copyright and / or database rights 2018. All rights reserved. © Crown Copyright and database right 2018. Ordnance Survey licence number 100024198.

[Figure 46] Flood risk map above indicates the site marked with yellow pointer lays outside flood zones 1, 2, and 3.
 [Figure 47] Littlemore Conservation Area map shows the site highlighted in red located outside the boundary to the north west.





[Figure 48] Right to Light plan diagram showing potential area for development using 45degree rule from centre of adjacent window sills (Ref: OCC Sites and Housing Plan)



[Figure 49] Right to Light elevation diagram showing potential area for development using 25degree rule from centre of adjacent window sills (Ref: OCC Sites and Housing Plan)

2.3 Legislative Framework

Flood Risk

- The site lays outside flood zones 1,2, and 3 and is therefore shown as low risk on [figure 46].

Conservation and Heritage

- The site lays outside of the nearby Littlemore Conservation area as shown on [figure 47]. To the north, the site is bound by Littlemore Park recreational ground, and to the north west, the Littlemore Allotments. It is unlikely that the allotment proximity will impact any potential development of the site. However, any two storey rear extension will be visible from Littlemore Park which is likely to be judged on merit of design.

Rights to Light

- The existing property is semi-detached and any development must not encroach on the neighbouring properties right to light as illustrated in [figure 48 and 49].

Party Wall Act 1996.

- Any work within 2m of the neighbouring boundary will require party wall agreement between No. 16 and OCHL; and between No.14 and OCHL at least 2months prior to the works.

Highways

- Parking is provided via driveway which has space for 1 no. vehicle. Although a second space has been made with newer gravel, this encroaches the front garden and does not provide adequate turning circle to access the dropped kerb safely. The proposal seeks to address this by creating an additional bay parking space on the driveway.

PART III | Proposal



[Figure 52] Existing Front Birds Eye View



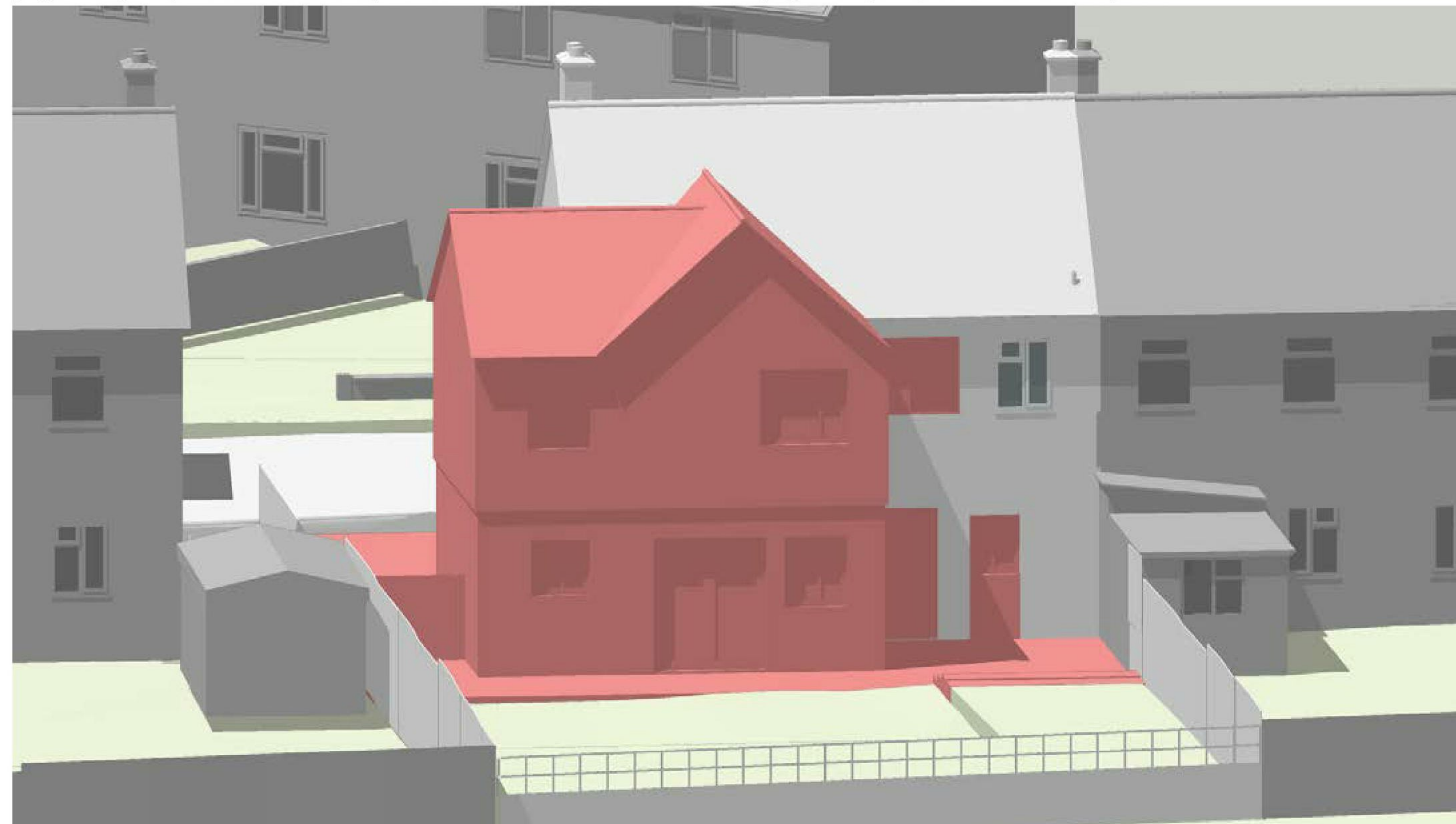
[Figure 53] Existing Rear Birds Eye View



[Figure 54] Proposed Front Birds Eye View



[Figure 55] Proposed Rear Birds Eye View



[Figure 56] Proposed Rear Birds Eye View

3.1 Amount

The scheme proposes to extend the existing 3b5p dwelling to provide a 5b10p dwelling. The 2 storey extension will provide 2 additional bedrooms, kitchen/ dining space, ground floor accessible wetroom, and front entrance porch.

3.2 Use

The house is used for Oxford City Council tenants providing social housing which is a service under immense pressure. The proposal seeks to make the best use of the site and demand for larger dwellings by providing an extension to accommodate larger families in the community.

3.3. Scale

Rear and side extension with minimal impact on surrounding area. Scale is proportional to existing terrace with eaves and ridge levels not exceeding the existing. The new entrance and front garden will continue the pattern of the existing terraced houses with the front elevation of the extension significantly set back from the building line with a covered entrance as the neighbouring terraces. Examples of similar scale side extensions can be found on the street.

3.4 Appearance

The external finishes of the extension are proposed to be grey and white render to reflect the new build as a modern approach to the existing context with a sustainable and low maintenance system and new windows and doors throughout. The roof is grey plain tiles and the extended new roof will be tiled to best match the existing.

3.5 Landscaping

The current private outdoor amenity space is partially fenced off to make the garden more manageable. The proposed garden re-introduces the raised area to provide at least the area of the ground floor of the house. There is an existing mature holly tree in the rear garden set back from the proposal and to be retained. At the neighbouring boundary along the front driveway, self sown ash and dogwood saplings amongst the chain link fence are proposed to be removed and replaced with new fencing and more suitable vegetation for the area. There will also be a new shed for sheltered bike parking in the rear garden and designated bin stores for general waste and recycling at the front of the property.

3.6 Amenity

The site is within a few minutes walk to regular bus routes to the city centre; 20 minute cycle-friendly routes to the city centre; and 1/2 mile walk to the closest supermarket, shops, post-office and amenities. In addition, the site is bound by Littlemore recreational ground and close to Littlemore Allotments which provide outdoor amenities for health and well being in the local community.

3.7 Access

The proposals allow sufficient space to provide 2no. parking bays to replace the existing to meet modern standards. External access to the rear garden is proposed to be maintained with access via a new side gate from the front garden. The proposal has been designed as a lifetime home with level access thresholds at ground floor on the approach to the dwelling, covered entrance, a ground floor bedroom; and wetroom.

3.8 Daylight and Sunlight Assesment

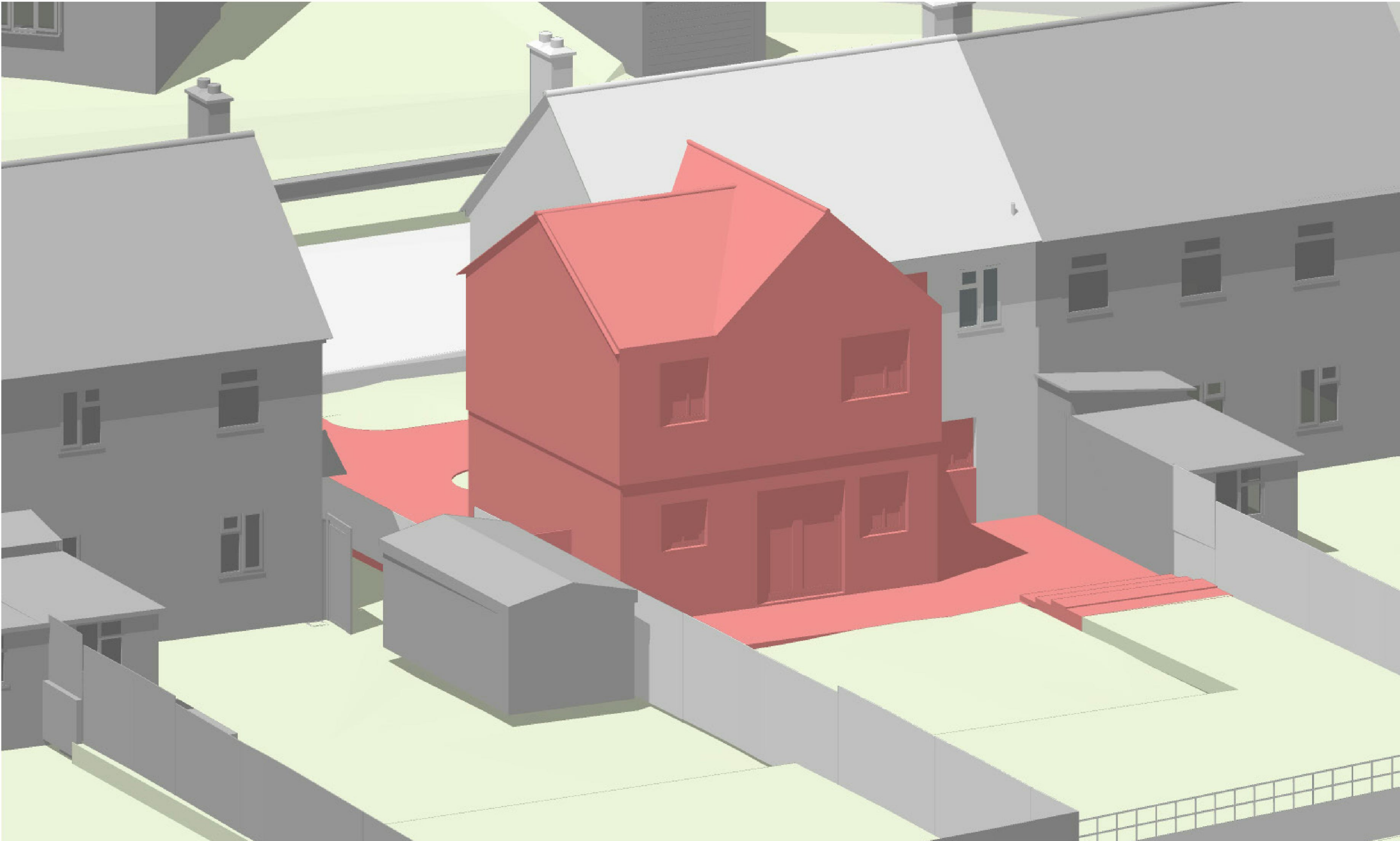
The proposals follow guidelines for rights to light. The extension to the rear is located to the north-east of the existing dwelling which will limit any overshadowing to neighbouring properties.

3.9 Noise Impact Assessment

The proposals are not considered to have any increase to the current noise levels in the residential setting.

PART IV | Conclusion

The application will provide a larger home for much needed family accommodation for the high demand of social rented properties in Oxford city. The location of the site provides the opportunity for infill development which helps to integrate the social housing stock within the existing community. The scheme will have the least possible impact on the principal elevations and endeavours to compliment the existing character of the residential street scape.



[Figure 57] Proposed Rear Birds Eye View