

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 follows on from applications 21/00451/FUL and 21/00454/CPU. Permission is sought for a new zinc clad dormer in association with a loft conversion and incorporates minor, non-material adjustments to the approved proposals for part single, part two storey rear extension.

While a loft dormer has been certified as permitted development under 21/00454/CPU, the homeowners aspire for a higher standard of architectural design than allowed for within the scope of permitted development.

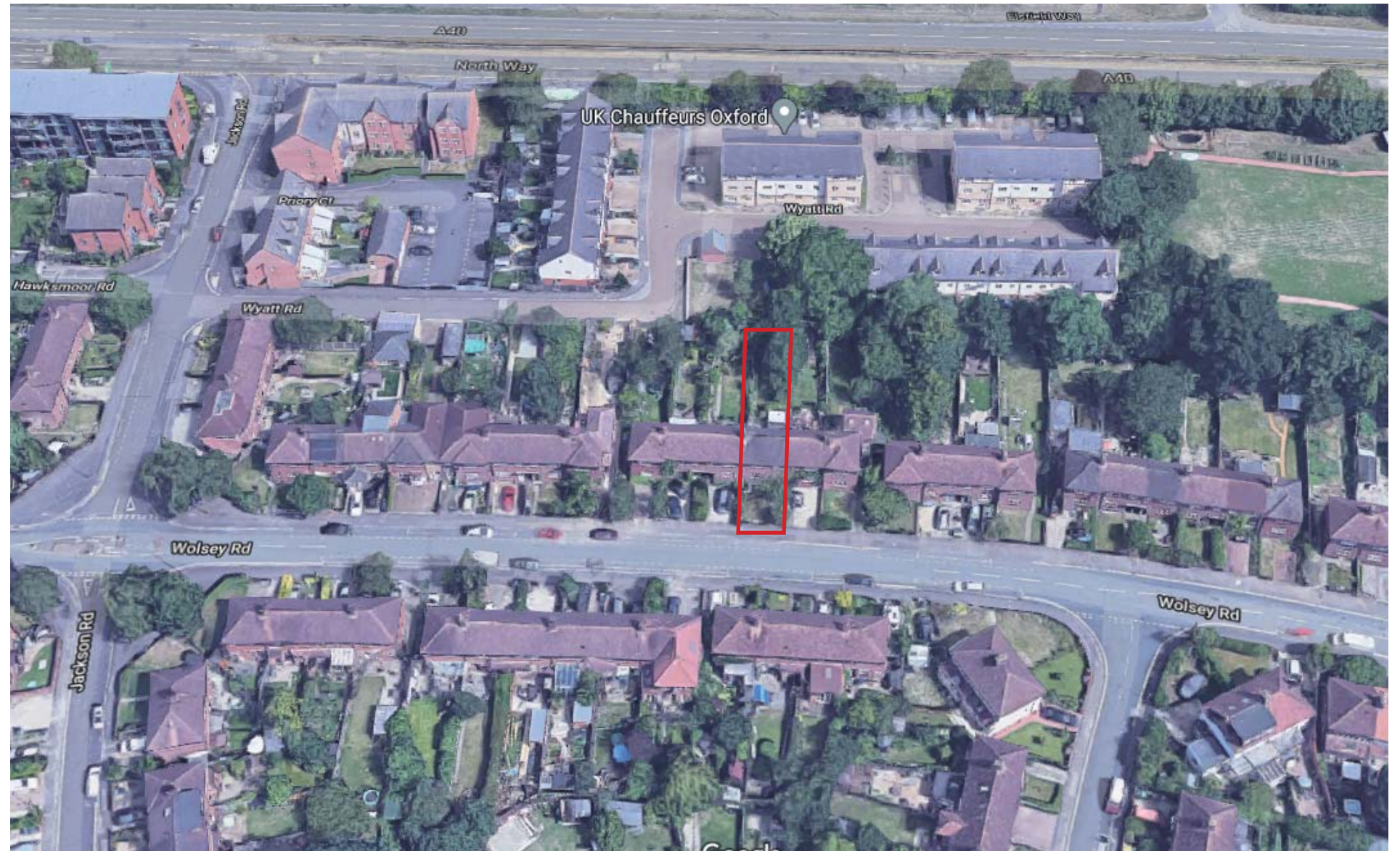
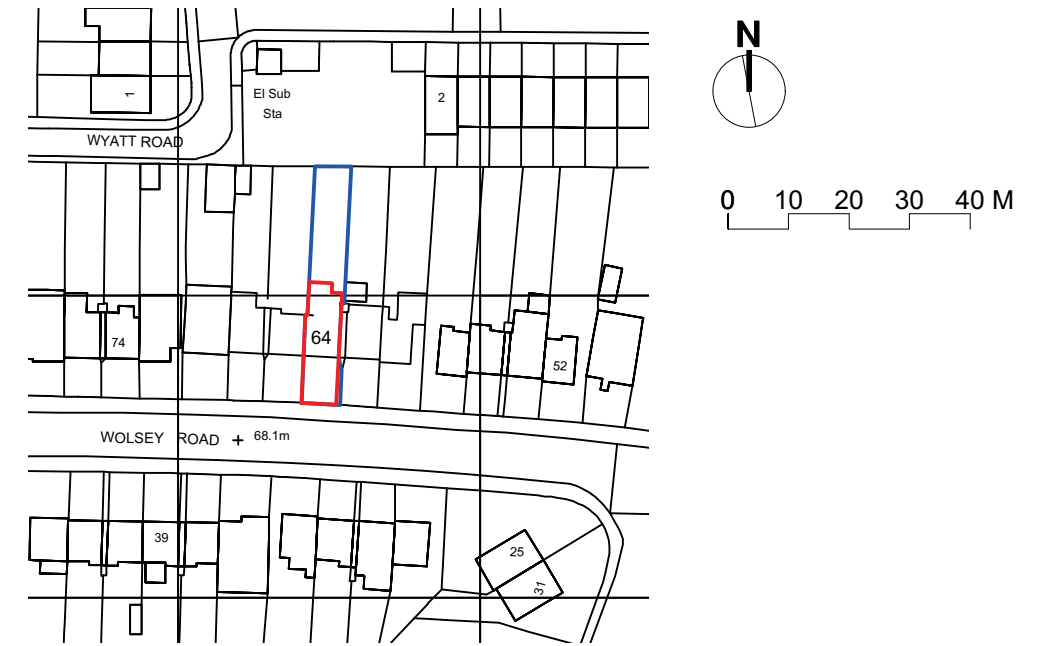
SITE AND CONTEXT

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.

In April 2021 planning permission was granted for a part single, part two storey rear extension, front porch and installation of PV panels. Detailed design and enabling works for the rear extensions are currently in progress.



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 to be open (there is no external door forming an interior enclosure) and not meet building regulations as an extension to the house.

In April 2021 planning permission was granted for a part single, part two storey rear extension, front porch and installation of PV panels (21/00451/FUL). A lawful development certificate was also granted for a loft conversion (21/00454/CPU). An application to update the LD certificate plans to include the rear extensions has been submitted in parallel to this application.

The following planning policies are relevant to this application:

Oxford Local Plan 2020-2036

- 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

- HP9 Design, Character and Context
- HP11 Low Carbon Homes
- HP12 Indoor Space
- HP14 Privacy and Daylight

Other Considerations:

National Planning Policy Framework (NPPF)

PLANNING STATEMENT

The homeowners of 64 Wolsey Road wish to develop the property from a 3b4p house with single bathroom into a lifetime home compliant, 4b6p house with minimum two bathrooms, to enable them to care for aging parents along with a growing family. The homeowners reside permanently at the address and do not intend to convert the property into an HMO.

This application is for the following proposals:

- erection of a rear dormer and rooflights in association with a loft conversion (size and area as permitted development) clad in zinc.
- a low profile glazed roof hatch towards the back of the dormer for maintenance of an eaves window and the flat roof.
- installation of an air source heat pump on the front driveway, to permitted development requirements.
- Integrated solar panels (replacing surface mounted solar panels in the previous application).
- Revised size for the first floor rear bathroom window.
- minor revision to the rear extension boundary wall location to edge of boundary line, as per developing party wall agreement

As the new GIA created (including the cumulative area of the rear extensions and loft conversion proposed in this application) is less than 100m², the 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.

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.

While it is permitted development to erect a tile-clad loft dormer the homeowners feel these often result in ugly and bulky extensions on to the roof. Zinc is much preferred as it defines the dormer as a new element within the roof zone and will give a more streamlined appearance, without detracting from the existing character.

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

PLANNING POLICIES



DESIGN RATIONALE AND CONSIDERATIONS

LAYOUT AND ACCESS

The internal layout for the ground and first floor is generally unchanged from application 21/00451/FUL, and will still meet Lifetime Home Criteria. Due to technical design development the position of the knock-out floor panel for a through-floor lift has been relocated, however this does not have any impact on the proposed layouts or accessibility of the designs.

The proposed loft conversion is not intended to be accessible via through-floor lift. Accessibility to this storey is not required as part of Lifetime home criteria as an accessible bathroom, living space and bedroom are available on the ground and first floors of the building. The installation of a lift into the main bedroom at first floor is permitted because there will be an alternative double bedroom available for use in the loft conversion.

The loft conversion will accommodate a new double bedroom, a separate WC with sink and a large landing with storage area that will be used as a walk-in wardrobe. The layout and elevation is similar to the proposals in application 21/00454/CPU, granted a lawful development certificate (except clad in zinc).

SCALE

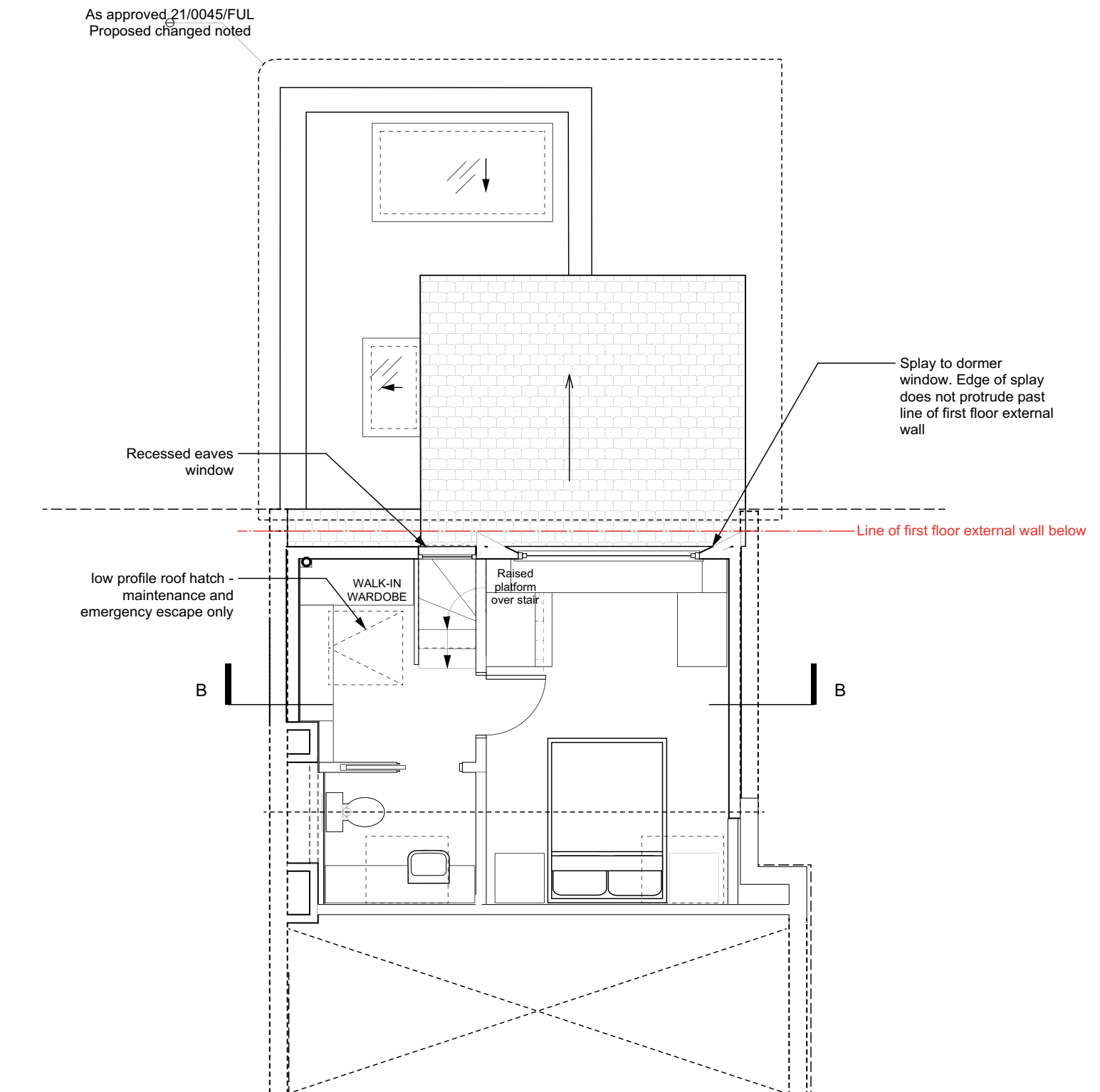
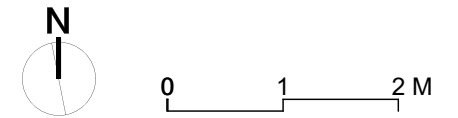
The loft conversion will not extend past the external wall of the existing first floor storey. It will increase the attic volume from 28.8m³ to 43.1m³ (an increase of 14.3m³) and not be visible from Wolsley Road.

The roof deck and parapet of the loft dormer will not exceed the height of the existing ridge. A low profile glazed roof access hatch may exceed the existing ridge line by 50mm on one side due to the 200mm upstand required for good weatherproofing. However as this height difference and area of the rooflight (1m x 1m) is very small, the minuscule protrusion over the ridge line will not be visible from Wolsley Road or Wyatt Road at the rear.

DAYLIGHT AND SUNLIGHT / OVERLOOKING

The proposal does not have any side windows overlooking neighbouring properties. As a loft conversion within the scale and area allowed under permitted development, the proposals will not cause further or undue issues with overlooking or daylight and sunlight as the extension is within the existing roof footprint.

The glazed roof hatch is proposed to allow access for the occasional cleaning of the top surface of the eaves window only. A fixed ladder will not be installed to the hatch.



PROPOSED LOFT PLAN

DESIGN RATIONALE AND CONSIDERATIONS

ENVIRONMENT AND SUSTAINABILITY

A domestic air source heat pump is proposed to be installed to the side of the front porch. Its location means it is over 2m away from the boundary with neighbouring properties at either side. The visual impact on the front elevation is minimised as it will be orientated with its side facing the street.

Given government plans for the 2025 Future Homes Standard and ban on gas boilers in new homes, the installation of an air source heat pump is forward-thinking, pragmatic and environmentally considerate in the current times.

The installation of surface mounted solar panels was approved in applications 21/00451/FUL and 21/00454/CPU. Since the applications were made surveys have found the roof is in need of maintenance with tiles and sarking in need of repair. Rebuilding the roof as part of a loft conversion would give the opportunity for integrated solar panels to be installed which are more visually appealing and harmonious. These panels would also be coordinated with new velux-style rooflights on the front elevation.

The proposed changes to the front elevation are therefore within permitted development limits.

TRANSPORT

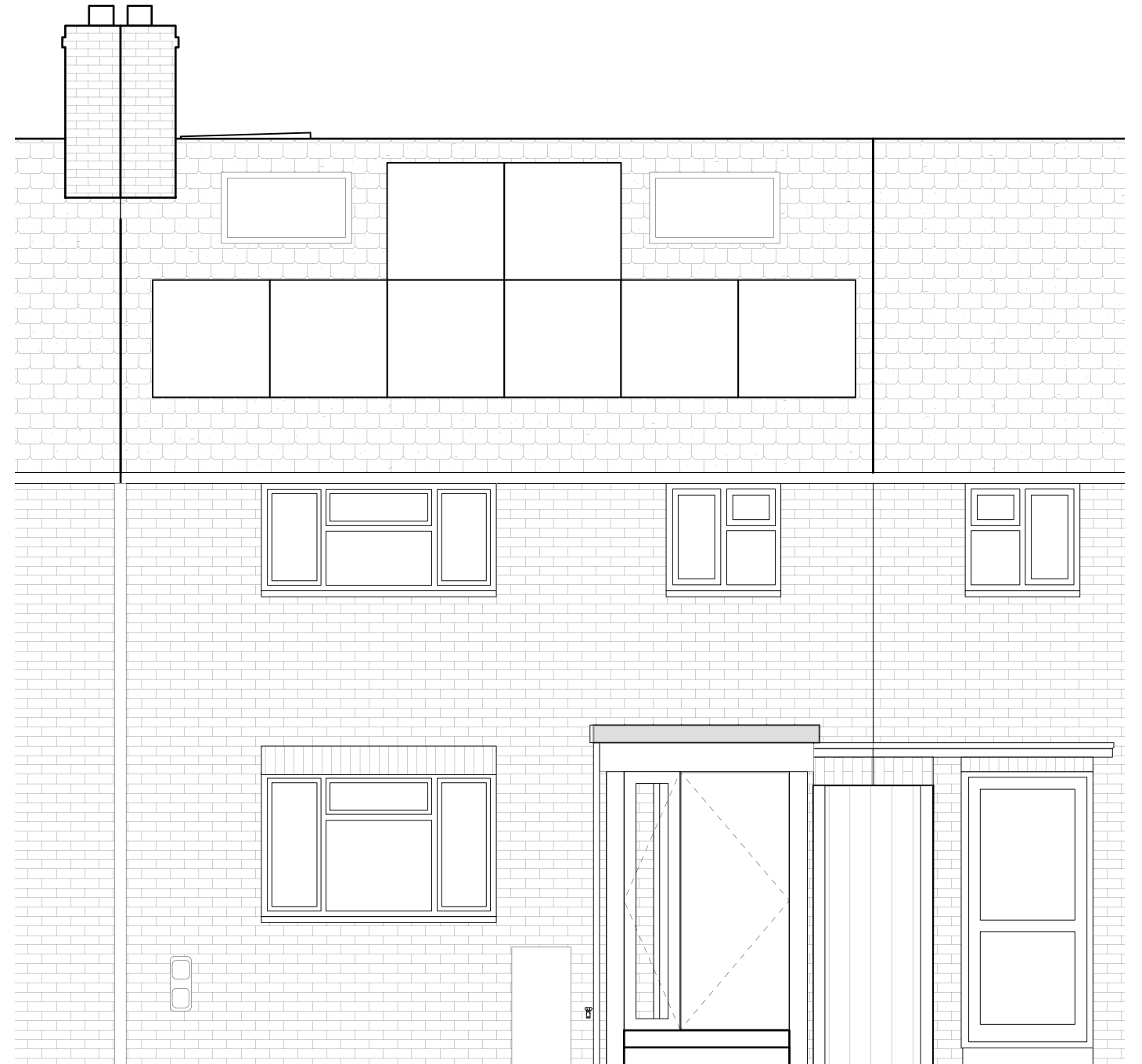
Cycle storage and car parking is not affected or changed by the proposals.

WASTE

Existing arrangements for waste storage are not affected or changed by these proposals

TREES AND LANDSCAPING

Existing landscaping and any trees are not affected or changed by these proposals.



Proposed front elevation
Below roof level proposals as 21/00451/FUL
except for Air source heat pump installation

DESIGN AND APPEARANCE

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

A box dormer style extension in association with a loft conversion is permitted development, as established by the Lawful Development Certificate application 21/00454/CPU. The homeowners of 64 aspire to build at a higher standard of architectural design than allowed for within the scope of permitted development, and would be disappointed to erect a tile clad dormer with inferior design qualities in order to house their growing family and parents.

The proposed loft dormer has therefore been designed to mitigate the bulk and visual impact of a box dormer. The dormer is proposed to be clad in pigmented zinc with a slim capping to match, which will present a more refined and crafted elevation than clay tile.

The main window is recessed from the plane of the external wall with a splayed reveal to create the appearance of greater depth.

An eaves window (frameless at the eaves) above the first floor extension breaks up the roof line of the dormer so that it appears as two smaller dormers rather than a single large box. In order to clean the eaves window regularly, access through the flat roof has been allowed for with a low profile glazed roof access hatch by the stair landing towards the rear of the dormer. The hatch frame may exceed the existing ridge line by 50mm

on one side due to the 200mm upstand required for good weatherproofing. However as this height difference and area of the rooflight (1m x 1m) is very small, the minuscule protrusion over the ridge line will not be visible from from Wolsey Road or Wyatt Road at the rear.

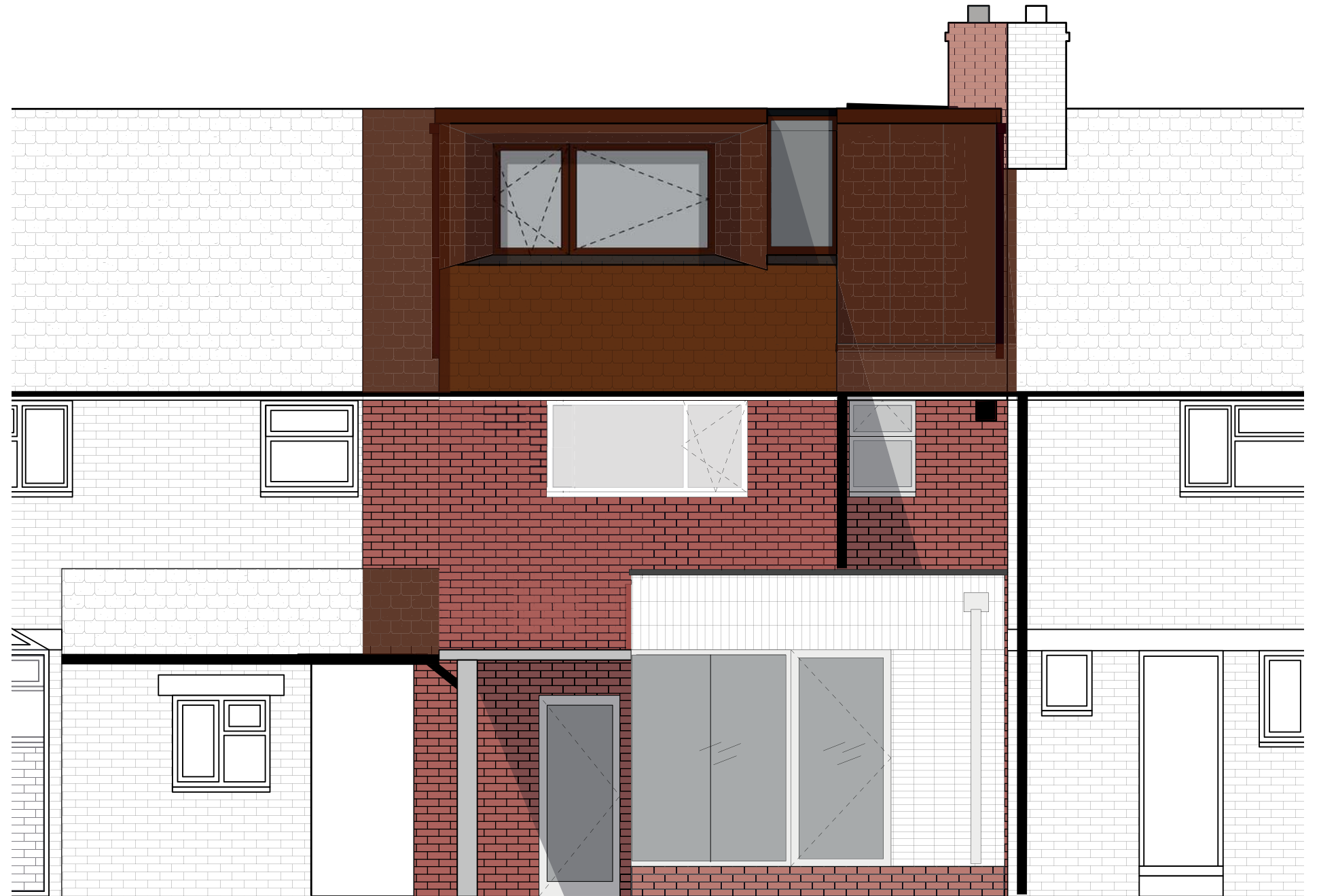
Without the roof hatch, regular maintenance of the eaves window would not be feasible. In this scenario the homeowners would otherwise prefer to erect a box dormer with a continuous eave under permitted development.

The glazed roof hatch also brings space into the walk-in wardrobe space, so that a window is not necessary on the western side of the rear elevation. This further reduces the appearance of the dormer as a third storey in favour of a room in the roof.

At first floor the bathroom window size has been adjusted to allow a bath and shower to be installed in the corner of the bathroom.

A non-material revision to 21/00451/FUL is also proposed to the location of the western boundary wall of the ground floor extension. Previously this wall was shown as built behind the existing fence. As part of the pre-construction design development it is now proposed this wall should be built up to but not exceeding the line of boundary, as per the owner's rights under the Party Wall etc Act 1996.

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.



Current proposed rear elevation
(under development in preparation
for construction)

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 to reduce the scale of the design and preserve the character of the terrace was taken on board. Specifically regarding the loft dormer, it was suggested that the design should be simplified, reduced in size and if possible made into two smaller dormers. The following changes were made:

- An eaves window breaks the roofline of the box dormer and reduces its impact, so that the dormer appears as two smaller dormers. Due to restricted headroom, it is not possible to create usable roof space with two smaller dormers.
- The glazed roof hatch allows for maintenance of the eaves window and also means a rear facing window is not required on the east side of the dormer. This reduces the visual impact of the dormer as an extension of the roof.
- The catslide roof below the dormer maintains the appearance that the dormer appears as a room in the roof rather than a third storey.

DESIGN UNDER PERMITTED DEVELOPMENT COMPARISON TO PROPOSAL

Local examples of tiled loft dormers erected under permitted development within 0.5 mile radius



Rainwater goods and external SVPs and vents clutter the rear elevation of many loft conversions.

In the proposed scheme, pipes have been discretely located at to the sides of the dormer

Tiles may not match existing roof tiles exactly and draw attention to the box dormer.

Zinc is preferable as it defines the loft dormer as a new element within the roof zone, rather than a bulky extension of the roof.



White barge boards contrast from the roof material and only emphasise the box dormer.

The proposed scheme will have verge details in zinc to match the dormer and dark tones of the existing roof finish

Windows in loft dormers under permitted development are not usually composed in line with the existing elevation.

As the proposed scheme has been developed alongside a new rear extension, the composition of the rear elevation has been considered as a whole



DESIGN UNDER PERMITTED DEVELOPMENT COMPARISON TO PROPOSAL

Examples of proposed design elements



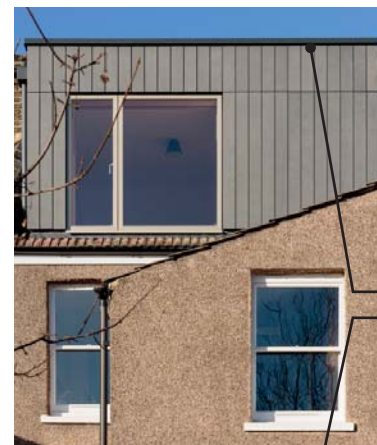
The proposal includes a slim coping detail compared to contrasting barge board

Pigmented zinc ties colour of tiles and new dormer together

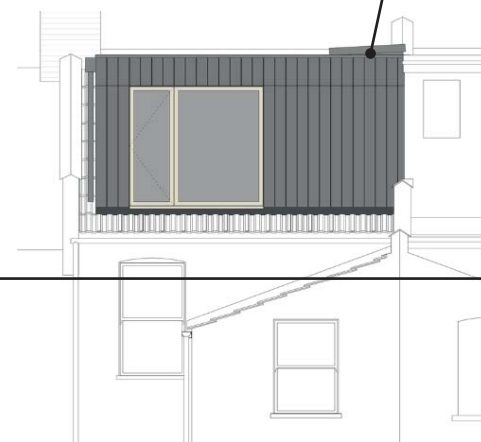
Eaves window in left dormer examples



Eaves window breaks roof line of box dormer



Due to perspective, rooflights rising slightly above the ridge line in orthogonal elevations are not visible above dormer eaves in real views.



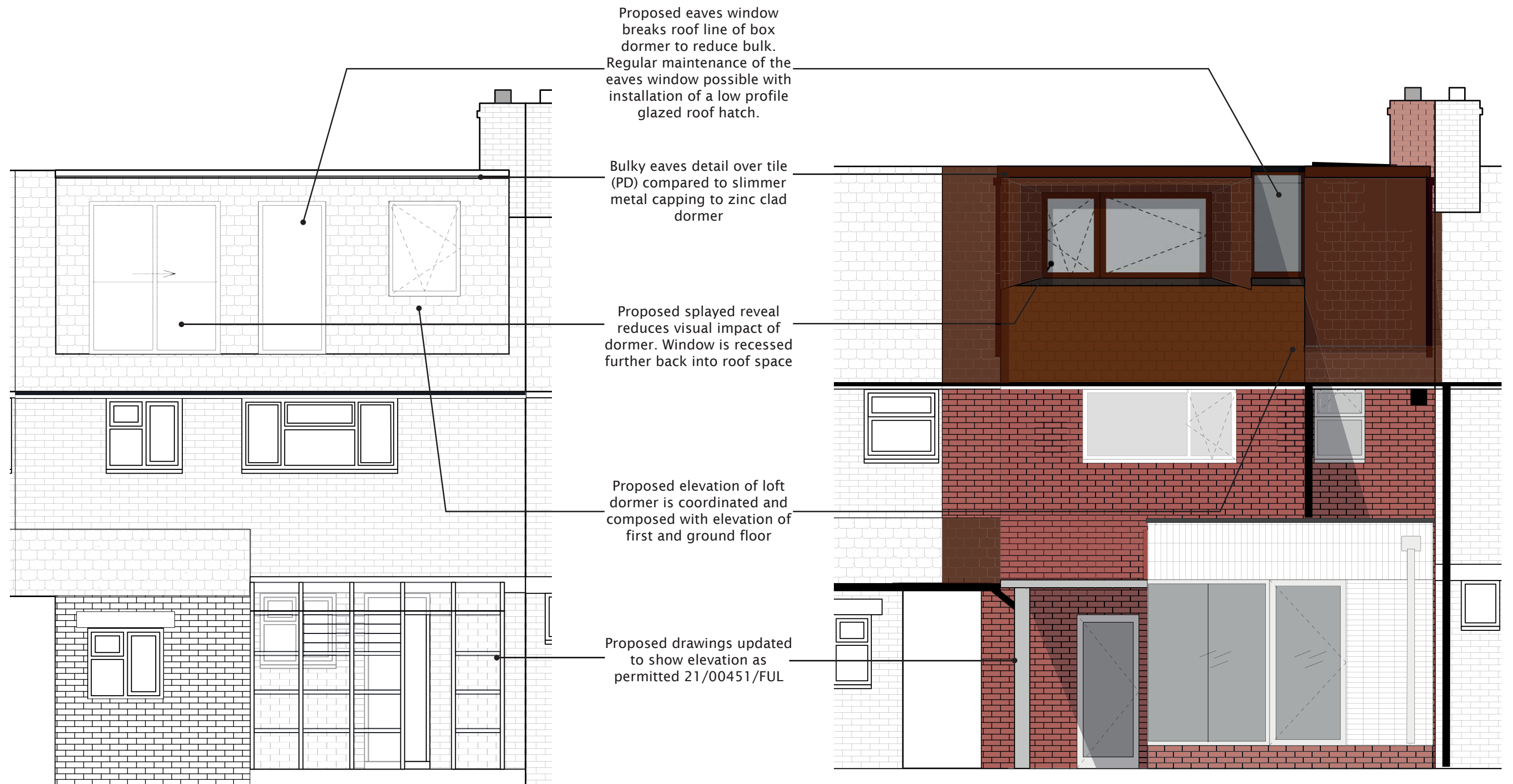
Splayed reveal reduces visual impact of dormer. Window is recessed further back into roof space



DESIGN UNDER PERMITTED DEVELOPMENT COMPARISON TO PROPOSAL

Proposals permitted as lawful development 21/00454/CPU

Proposed rear elevation



ALTERNATIVE DESIGN (ALSO WITHIN PERMITTED DEVELOPMENT) COMPARISON TO PROPOSAL

Alternative proposal within permitted development



Flush window example

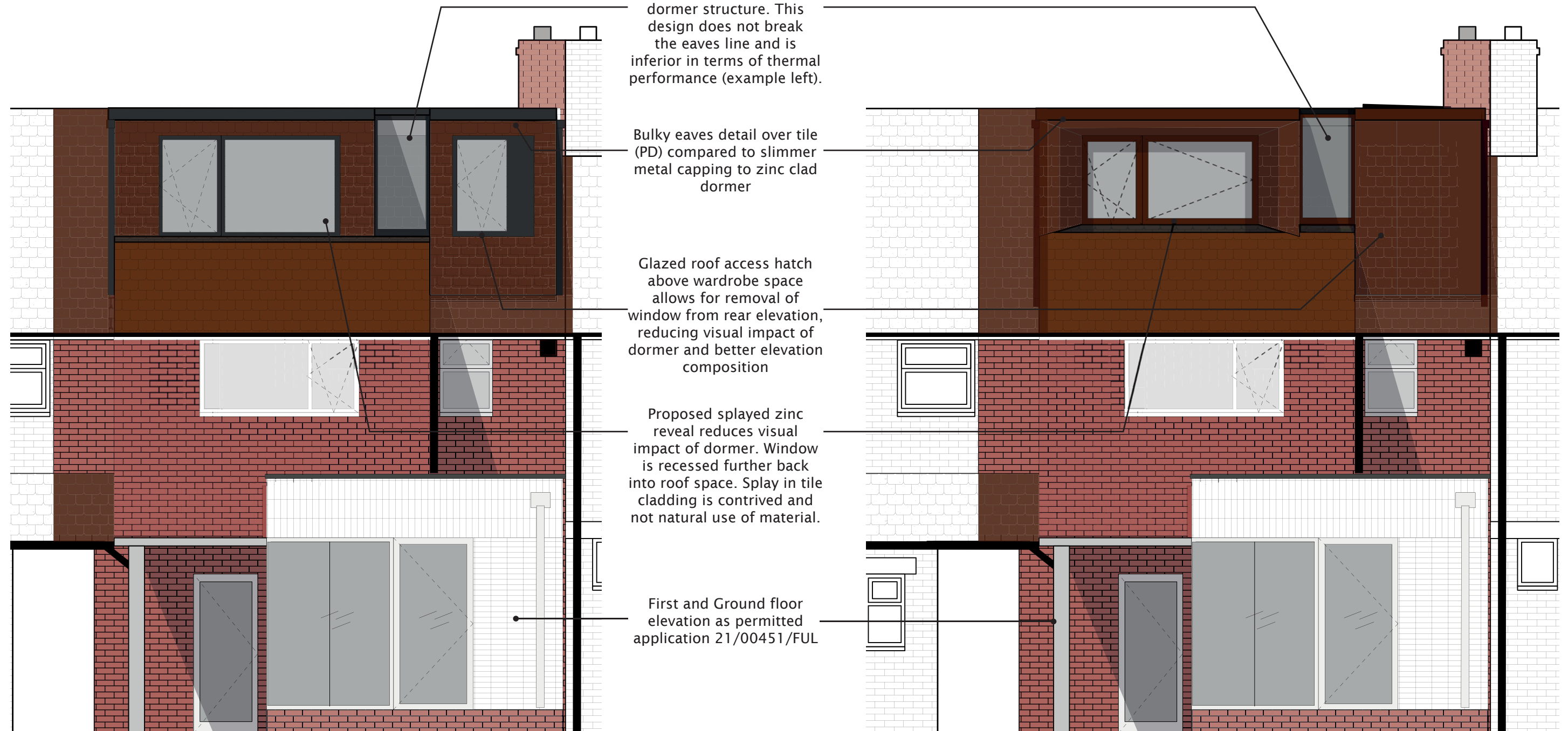
Proposed eaves window breaks roof line of box dormer to reduce bulk, with glazed roof hatch for maintenance.

Alternative design within PD accommodates a flush window raised in front of dormer structure. This design does not break the eaves line and is inferior in terms of thermal performance (example left).

Proposed rear elevation



Eaves window example



VISUALISATIONS OF PROPOSAL

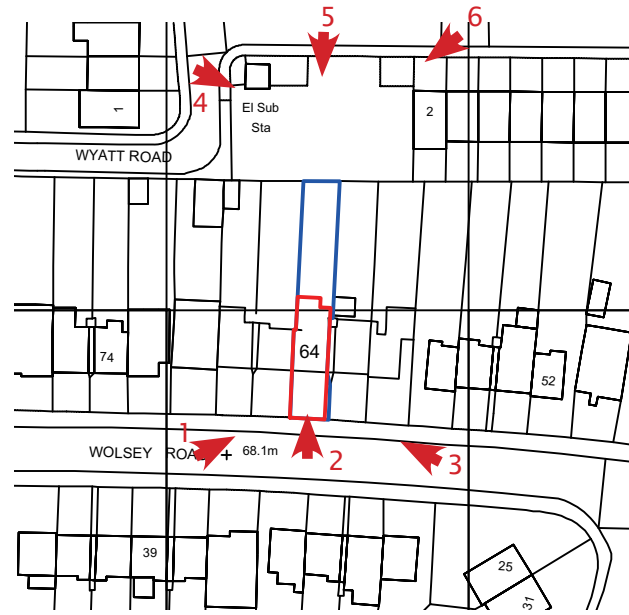
Model view from north west side



Visualisation from rear garden



VISUALISATIONS OF APPROVED APPLICATION (21/00451/FUL)



VISUALISATIONS OF PROPOSAL

