



DESIGN AND ACCESS STATEMENT

2 STOREY SIDE EXTENSION

THE STABLES, 20B WINCHESTER ROAD, OXFORD

Table of Contents

1. EVALUATION	2
1.1. Introduction	2
1.2. Location & Brief	2
1.3. Character of the Local Area	3
1.4. Flood Risk	5
1.5. Biodiversity	5
2. Planning Policies	5
2.1. Designations	5
2.2. Planning Policies	5
2.3. Planning Permissions granted	5
3. Design Principles	6
3.1. Design	6
3.2. Materials	6
3.3. Impact on neighbours	6
3.4. Landscaping	6
4. Access	6
4.1. Vehicular	6
4.2. Pedestrian	6
4.3. Parking	7
4.4. Bin Storage	7
4.5. Cycle Storage	7

1. EVALUATION

1.1. Introduction

This planning statement has been prepared by Studio 13 Architects Ltd in support of the planning application submitted on behalf of Mr & Mrs Grinstead for a proposed 2 storey side extension.

It aims to provide a brief background to the site and surrounding context and describes the design philosophy. It should be read in conjunction with the accompanying detailed planning application and documents.

1.2. Location & Brief

The applicants recently obtained planning permission to demolish and rebuild the existing house. They are now seeking an alternative application to extend the existing house within the same footprint as the approved plans.



Site Location

The application site lies within the North Oxford Victorian Suburb Conservation area typified by large detached Victorian houses.

The site is identified as The Stables, No. 20B Winchester road, Oxford.



Application site outlined in Red

The application site is a rectangular plot of 0.027 hectares on the East side of Winchester Road and outlined in red in the above plan.

The site is set back from Winchester Road with a 31m frontage and is only partially visible from Winchester Road through a gap between the neighbouring houses 'The Coach House' and 20 Winchester Road.

The site is located to the rear of the fronting neighbouring property 'The Coach House' and is well contained with strong boundaries providing definition and separation from adjoining properties.

A gap in the boundary walls of neighbouring properties, "The Coach House" and 20 Winchester Road, provides access from Winchester Road via a single private lane. This lane is bounded both sides by brick walls of the neighbouring properties and their gardens.



The entrance to The Stables off Winchester Road

At the end of the lane, to the front of the house, there is a gravelled driveway and access to a double garage.



Existing red brick and terracotta tiled/ clad house with gable dormer windows facing South West

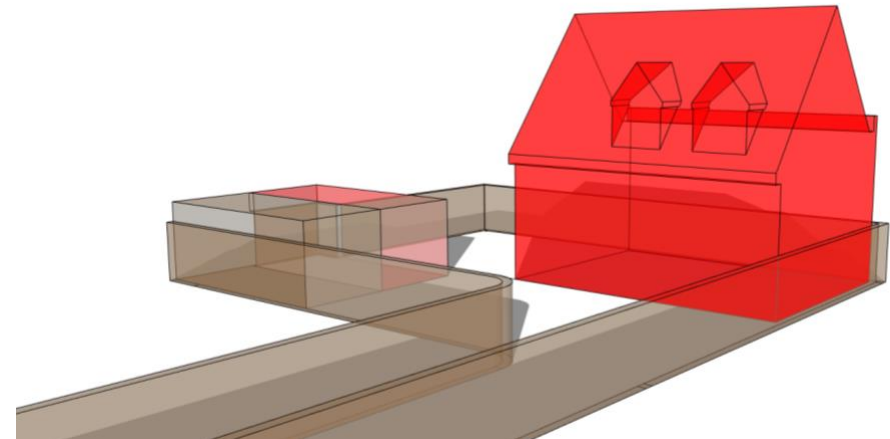
The existing house is a two bedroom detached modern red brick 1.5m storey house built in 1978 and believed to be an infill development of a former stable yard to the rear of number 4 Canterbury Road. Tack remains on the existing boundary brick walls.

There is a front main entry door into the house and another side door into a small walled side courtyard.

The site is bounded predominately by existing residential properties and their gardens, to the rear by garages and to the front by the neighbouring back garden of a single storey bungalow 'The Coach House'.

The adjoining property to the south side is a converted outbuilding at the end of the garden to 20 Winchester Road.

The site ground level is fairly level with a sunken side walled garden to the North.



3D model showing existing dwelling and garage in red to be demolished and the brick boundary wall and garage to be retained (in brown).

1.3. Character of the Local Area

The site lies within a predominately residential area characterised by a surrounding mix of Victorian detached and Georgian terraced houses of varying scale and style.

Immediately surrounding the site, many properties are large and sit in generous plots close to the road frontage with large rear gardens.

In contrast, and out of character to the surrounding properties, is the neighbouring modern single storey property 'The Coach House' sited between Winchester Road and the site.



Main access off Winchester Road



View from house towards Winchester Road

1.4. Flood Risk

Evaluation of the Environment Agency flood data indicated that the site is not within a flood plain and the proposal will not contribute to flooding elsewhere.

1.5. Biodiversity

It is understood that there are no Biodiversity issues that affect these proposals, and unless advised otherwise, it is not considered necessary to commission a biodiversity survey or report.

2. PLANNING POLICIES

2.1. Designations

The site falls within the North Oxford Victorian Suburb Conservation Area.

2.2. Planning Policies

We have given regard to the contents of the National Planning Policy Framework along with the policies of the Local Development Framework.

The following specific policies apply and support this application:

Adopted Local Plan 2001-2016

- CP.1: Development Proposals;
- CP.6: Efficient use of Land & Density;
- CP.8: Designing Development to relate to its context;
- CP.10: Siting of Development to Meet Functional Needs;
- CP.11: Landscape Design
- HE7: Conservation Areas

Oxford Core Strategy 2026

- CS18: Urban design, townscape character and the historic environment

Sites and Housing Plan

- HP9: Design, Character and Context
- HP10: Developing on Residential Gardens
- HP11: Low Carbon Homes
- HP12: Indoor Space
- HP13: Outdoor Space
- HP14: Privacy and Daylight
- HP15: Residential Cycle Parking
- HP16: Residential Car Parking

2.3. Planning Permissions granted

18/01811/FUL

Demolish existing dwelling and associated single garage. Erection of 1x 3 bed dwelling (Use Class C3) with associated landscaping entrance gate.

Approved

3. DESIGN PRINCIPLES

3.1. Design

The existing house is set back within its front South West boundary and bounded along the rear east and south boundaries. The proposed extension will be slightly set back from the existing building lines to the front, and will match that to the rear.

The design of the extension will be of simple form to match that of the existing dwelling.

The existing garage will be demolished to create additional outside area/courtyard.

The ridge height of the new pitched roof will be no higher than the existing house, which is considerably lower than that of the neighbouring houses.

At ground floor the extension has a fully glazed, south west facing open plan kitchen-dining-living space opening out on to the open courtyard that fronts the property.

The existing entrance doors will be brought forward, but will remain set back in the recess.

Fixed glazed panels to bedrooms are complemented with pitched roof lights to maximise natural light and but minimise overlooking.

3.2. Materials

The range and type of materials used within the immediate vicinity is predominantly slate pitched roofs with either red/buff brick or rendered facades.

The proposed dwelling materials will match that of the existing dwelling.

3.3. Impact on neighbours

Privacy & Overlooking

The site is bounded on all sides by an existing 1.8-metre-high brick wall, topped with 0.8m high garden trellises covered with mature dense climbers. These boundary walls and trellis will be retained, maintaining the privacy currently enjoyed by the adjoining neighbours at ground level.

The existing and proposed habitable/bedroom windows at first floor level look directly West facing towards Winchester Road and the adjacent 'The Coach House' and 20 Winchester Road.

The proposed bedroom windows have been designed so that they are no further forward than the existing gable windows and will have the added benefit of being set back an additional 0.75m.

A north facing ensuite window to the side elevation faces towards the property at no. 4 Canterbury Road. This window will be partially screened up to eye level with obscured glass.

Overshadowing

The existing house is 2 storeys with the eaves at 1.5 storeys. Storey heights have been considered throughout the design process to ensure that the proposed ridge is no higher than the existing and the neighbours are not affected by overshadowing.

Given its proposed size and orientation, it is not considered that the development would have an impact upon the amenity of neighbouring properties.

3.4. Landscaping

The existing landscaping consists of a gravelled drive to the front of the property and a small walled hard landscaped sunken garden to the north side.

The proposals include the demolition of a substandard garage to provide a better-quality garden and landscaping to the front of the property.

We have supplied landscaping proposals for the courtyard with this application. This landscaping scheme was approved by the previous planning application.

4. ACCESS

4.1. Vehicular

An existing private lane leads to off street parking and a jointly owned double garage.

The drive has only one access point, off Winchester Road. Existing Access will be retained but improved by these proposals with new finishes and a secure gate.

4.2. Pedestrian

The existing pedestrian access to the house will not be affected by these proposals.

4.3. Parking

Although the scheme proposes to demolish one of the existing garages, there is no loss of parking provision within the site boundary. The garage has not been used for car parking for many years and the drive immediately in front of the garage affords enough space to park a car. This space would not be available if the garage was to be used for parking, hence no parking loss will result.

Private parking for one car will be retained to the front of the property.

4.4. Bin Storage

Refuse waste is by way of road side collection.

The bins will be stored within the site adjacent the side of the garage wall in a designated enclosed refuse store. On collection days the bins will be put on the street for collection.

4.5. Cycle Storage

Cycle storage will be provided in a dedicated area shown on the landscape proposals.