



TOM BLACK ARCHITECTS LTD

DESIGN & ACCESS STATEMENT

**Re Project no' 22-040; 1 Petrie Bungalow, Foscot, West Oxfordfordshire.
Proposed loft conversion at existing semi-detached bungalow at 1 Petrie
Bungalow, Foscot, West Oxfordshire, OX7 6RS**

for

**Applicant Mr Simon Price, 44 Upper Mulgrave Road, Cheam, Sutton,
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Project no. 22 – 040: 1 Petrie Bungalow, Foscot, West Oxfordfordshire.
Proposed loft conversion at existing semi-detached bungalow at 1 Petrie Bungalow, Foscot, West Oxfordshire, OX7 6RS

Introduction

This application for home owner planning approval relates to a proposed loft conversion in the hamlet of Foscot, West Oxfordshire. The property is known as 1 Petrie bungalow and is situated on a quiet country road in the hamlet close to the junction with Old Burford Road.

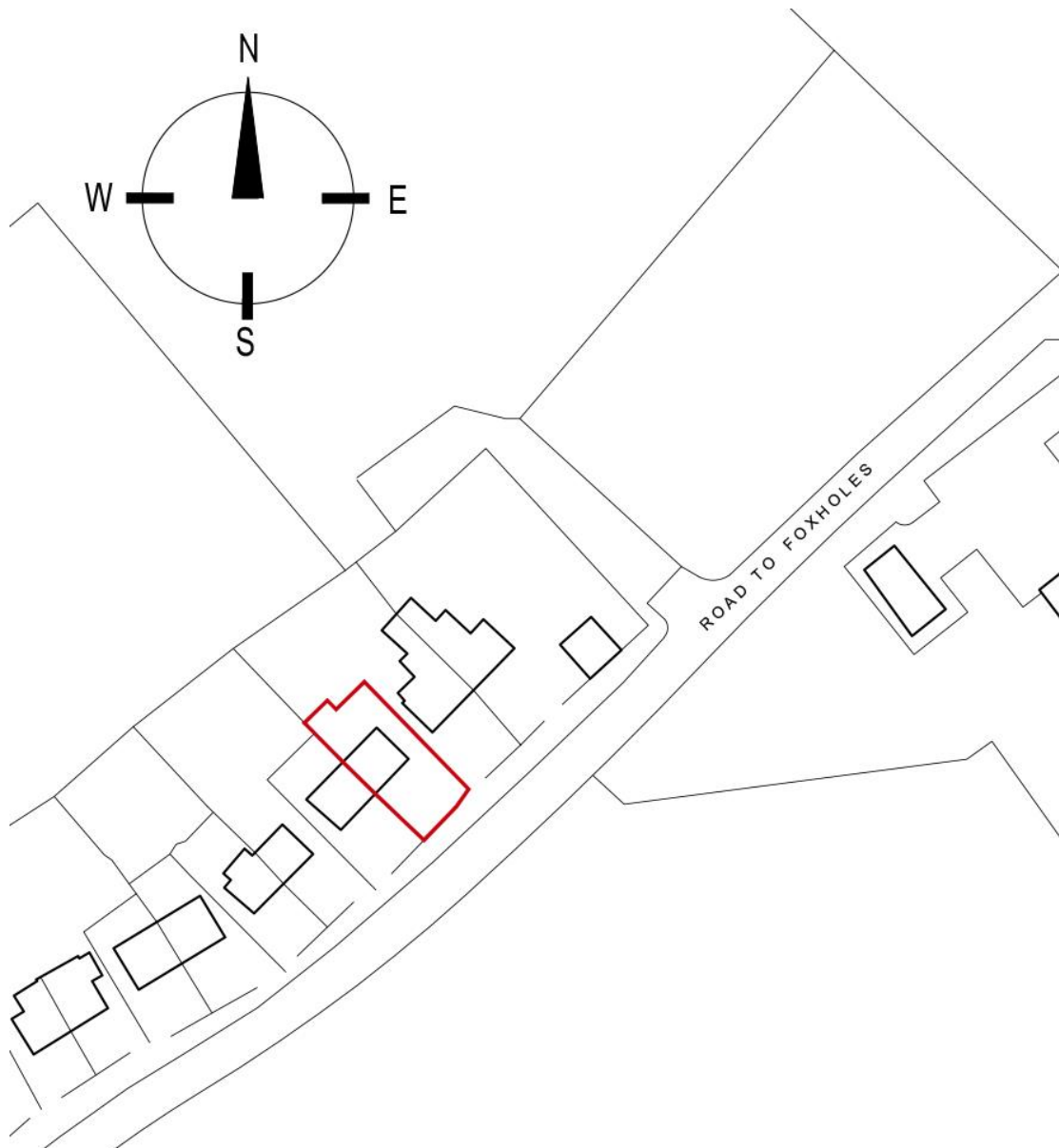
The property is currently a 2 bedroom semi-detached bungalow. The proposed loft conversion will result in the property gaining two bedrooms and a bathroom at first floor level. The proposal will include the conversion of one of the ground floor bedrooms to a living room with the other bedroom being retained. In addition to this, the external store on the gable end of the property will be omitted and replaced with an internal WC serving the ground floor of the property.

At first floor level the proposed loft conversion will result in the creation of a small gabled dormer at the front of the property serving the proposed bathroom and a box dormer on the rear face of the roof that will serve both bedrooms and the stairwell. In addition to the dormers, the bedrooms will also be served by Velux type roof lights.

Site

The property is a semi-detached dwelling house and is joined to number 2.

The site coordinates are as follows: Northing and Easting: X (Easting): 424763, Y (Northing): 221712. Grid Reference (6 figure): SP247217. Latitude: 51.893416, Longitude: -1.6415629. Latitude: 51.53'36"N, 001.38'30"W.



SITE LOCATION PLAN AT 1:1250 @ A4

Extract from Site location plan at 1:1250

The site is currently 353.8m². The footprint of the proposed building is 67.6m². The property has a front garden facing south west towards the road it fronts onto and a small rear garden which is surrounded on two sides by the garden of the adjacent property, 'Westbrook'.

Layout, Design, and physical Appearance

The footprint of the property is not altered by the proposals. The external manifestation of the proposed loft conversion are the small gabled dormer on the front face of the roof facing the street scene and the box dormer on the rear slope of the roof.

The proposal has been subject to a pre-application enquiry with West Oxfordshire Council's planning department; reference 23/00099/PREAPP dated the 10th of March 2023.

The pre-application enquiry related to the drawings submitted to the planning department on the 5th of January 2023. The drawings previously indicated box dormers to both the front and rear faces of the roof in common with the nearby property further up the lane. As there doesn't appear to be record of a planning approval relating to this, the planning authority aren't comfortable view this a precedent. The advise received within the pre-application feedback suggests that box dormers to the front and rear elevations would not be supported by the planning department. The pre-application advise goes on to state, 'A single smaller box dormer on the rear roof slope may be acceptable as it would be mostly hidden from the street scene and have less of an impact on the visual amenity of the area'. As such the proposed drawings have been revised to show a box dormer on the rear elevation and a small gabled dormer on the front elevation, necessary to accommodate the proposed bathroom.

The proposed box dormer to the rear slope of the roof has been reduced in scale to hopefully address the concerns of the planning department.

The front face of this rear dormer has been brought in by 300mm. The overall length of the has been reduced by 150mm. Both architect and applicant believe that the reduction bringing the front face of dormer in away from the eaves by 300mm should reduce the visual impact of the proposed dormer. The proposed dormer isn't visible from the street scene at all and the proposed front dormer being a gabled dormer is much more in keeping with the host property. Also, being as though it serves a non-habitable room, there is no loss of amenity to the adjacent property.

Architectural Language:

In terms of the proposed building's architectural language, the proposed new dormer is designed to contrast slightly with the host property which is made of brick. This is partly, due to the fact that the it would not be feasible to construct the proposed dormers in brick. Given that the primary structure of these objects will be timber, we've opted to select a palette of materials that is lightweight and matches the colours and tones of the roof finish on which they sit.

Materiality:

Care has been taken to ensure that the proposed materials match with those of the existing house in terms of their colour so as not to contrast too sharply. The fibre cement cladding proposed for the fascia's to the proposed dormers are to be finished in a dark grey colour to match the colour of the existing house.

The window frames will likewise be in a dark grey colour to match this. The opaque panels between the windows will be Clad in a 'Cedral' horizontal shiplap cladding board, again in a dark colour to match the roof finish.

Roof:

The proposed new roof to the front dormer will be clad in roof tiles to match those of the existing house. While the roof of the proposed rear facing dormer will be a flat roof finished in a single ply roofing membrane in a dark grey colour selected so as not to contrast with the existing roof.

Access

As the proposals relate to the roof of the property, they do not really affect the access arrangements in terms of approach to the building.

Parking

The development does not effect the parking provision of the existing property.

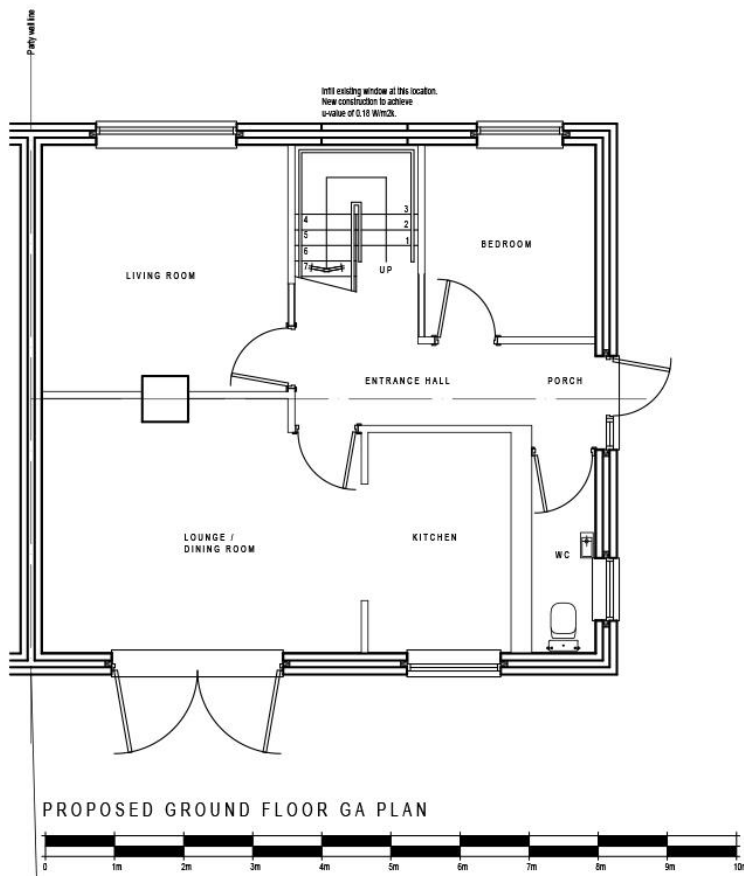
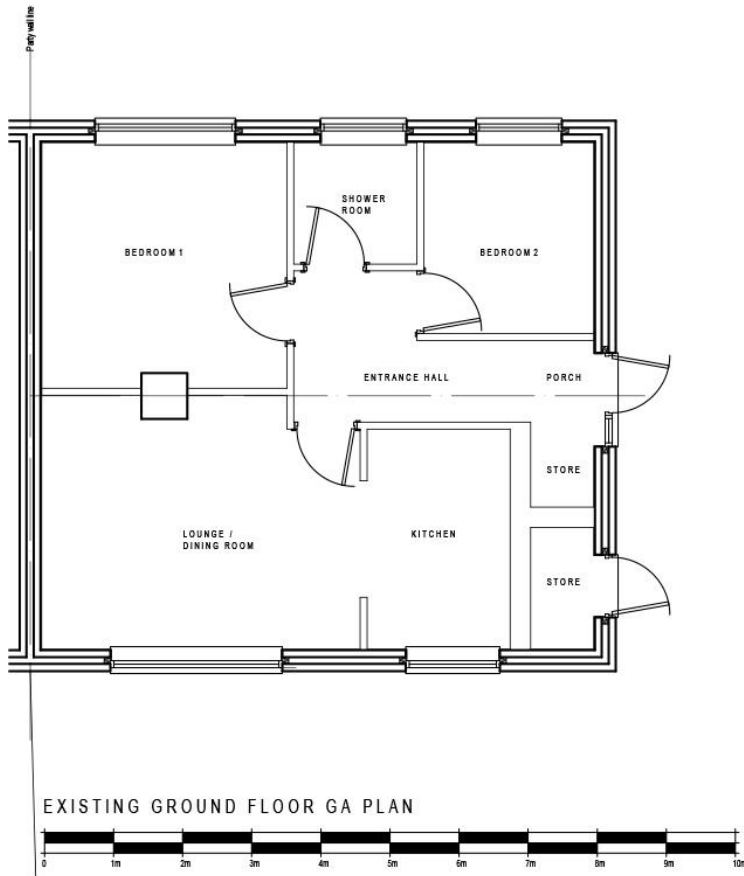
Drainage

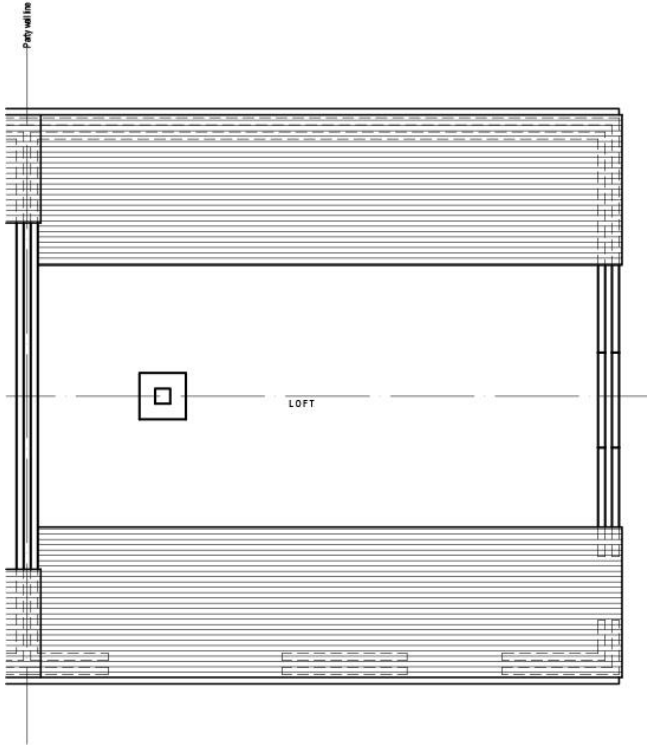
There will be new sanitary fittings that form part of the proposed works. These will be connected into the existing foul drainage provision. The dormers will drain onto the existing roof of the host property which in turn is connected the existing drainage provision.

Accompanying planning drawings:

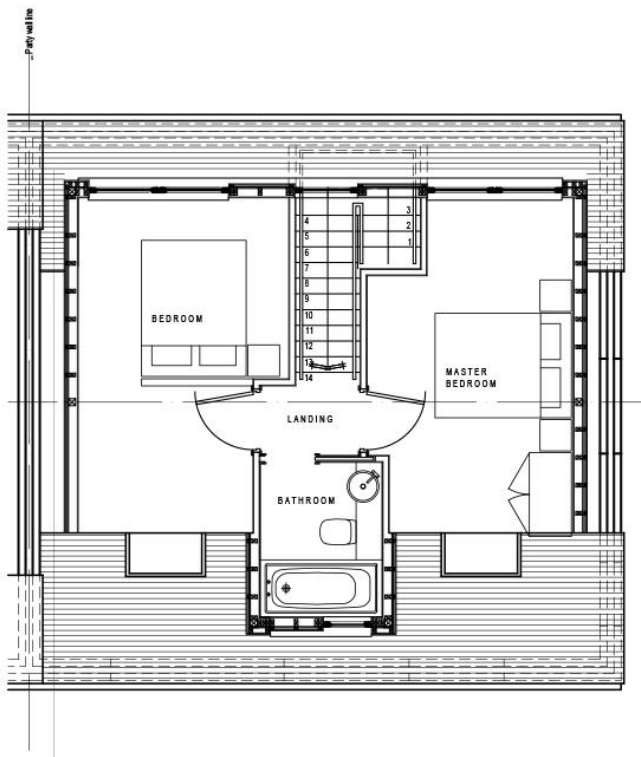
22-040 (01)001 Site Location Plan at 1-1250 - Rev P01
22-040 (04)001 Existing and Proposed Ground Floor GA Plan - Rev P02
22-040 (04)002 Existing and Proposed First Floor GA Plan - Rev P04
22-040 (04)002 Existing and Proposed Roof GA Plan - Rev P03
22-040 (05)001 Existing Elevations - Rev P01
22-040 (05)002 Proposed Elevations - Rev P03

Drawings:



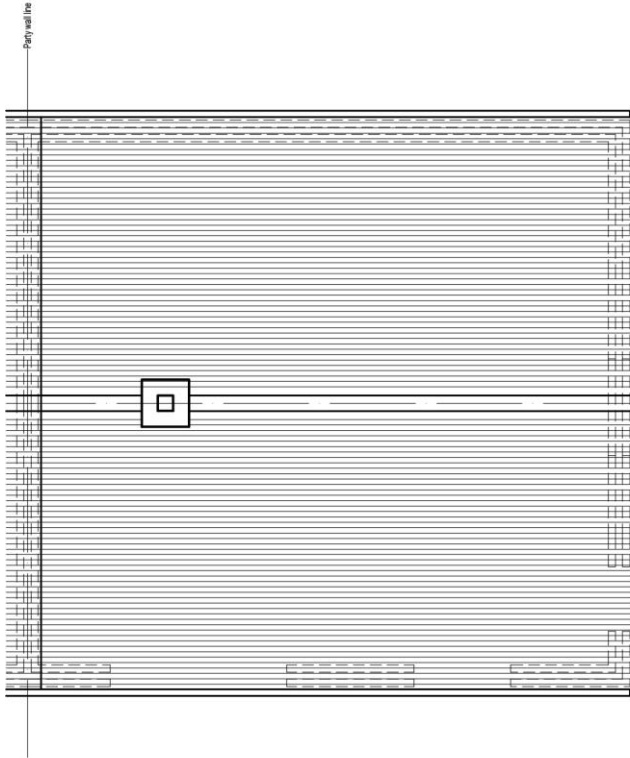


EXISTING FIRST FLOOR GA PLAN

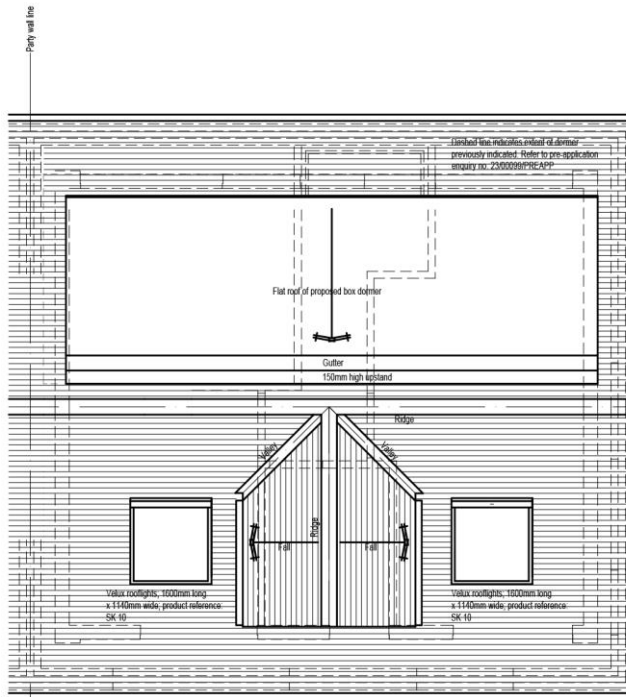
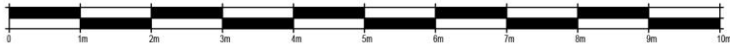


PROPOSED FIRST FLOOR GA PLAN

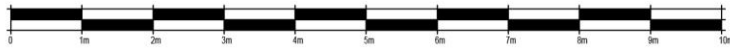




EXISTING ROOF GA PLAN



PROPOSED ROOF GA PLAN



**Compliance with planning policy guidance:
Appendix:
Relevant supplementary planning documents**

National Policy

2.2 Government policy is set out in the 2018 update of the National Planning Policy Framework (NPPF), which states:

‘The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.’

(NPPF para. 124)

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

(NPPF para. 127)

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

West Oxfordshire Design Guide:

2-design-guide-planning-policy

6-design-guide-conservation-areas

10-design-guide-windows-and-doors

14-design-guide-extensions-and-alterations