

DESIGN STATEMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT TO CREATE
1 x 2 BED DWELLING AND PROVISION OF OFF STREET PARKING AND BIN AND CYCLE STORES
1 x 1 BED FLAT AND PROVISION OF OFF STREET PARKING AND BIN AND CYCLE STORES

114 COWLEY ROAD
LITTLEMORE
OXFORD



INTRODUCTION

SITE ADDRESS

114 Cowley Road
Oxford
Oxon. OX4 3TJ

APPLICANT:

Mr. K Balendra

AGENT: J. Balasingham

IBJ

INTRODUCTION:

This Design & Access Statement accompanies an application for the erection of two story side extension to create a 1 x 2 bed and 1x1bed units. This statement has been written to comply with the requirements of Article 4C of the Town & Country Planning Act (2005).

The key objective of this proposal is to obtain planning permission for the proposals to modify the approved planning for a two bed house to be turned to two self-contained apartments.

PLANNING HISTORY:

Full Planning for a single 2 Bed dwelling approved on 23/3/2021 – Ref 21/00172/FUL

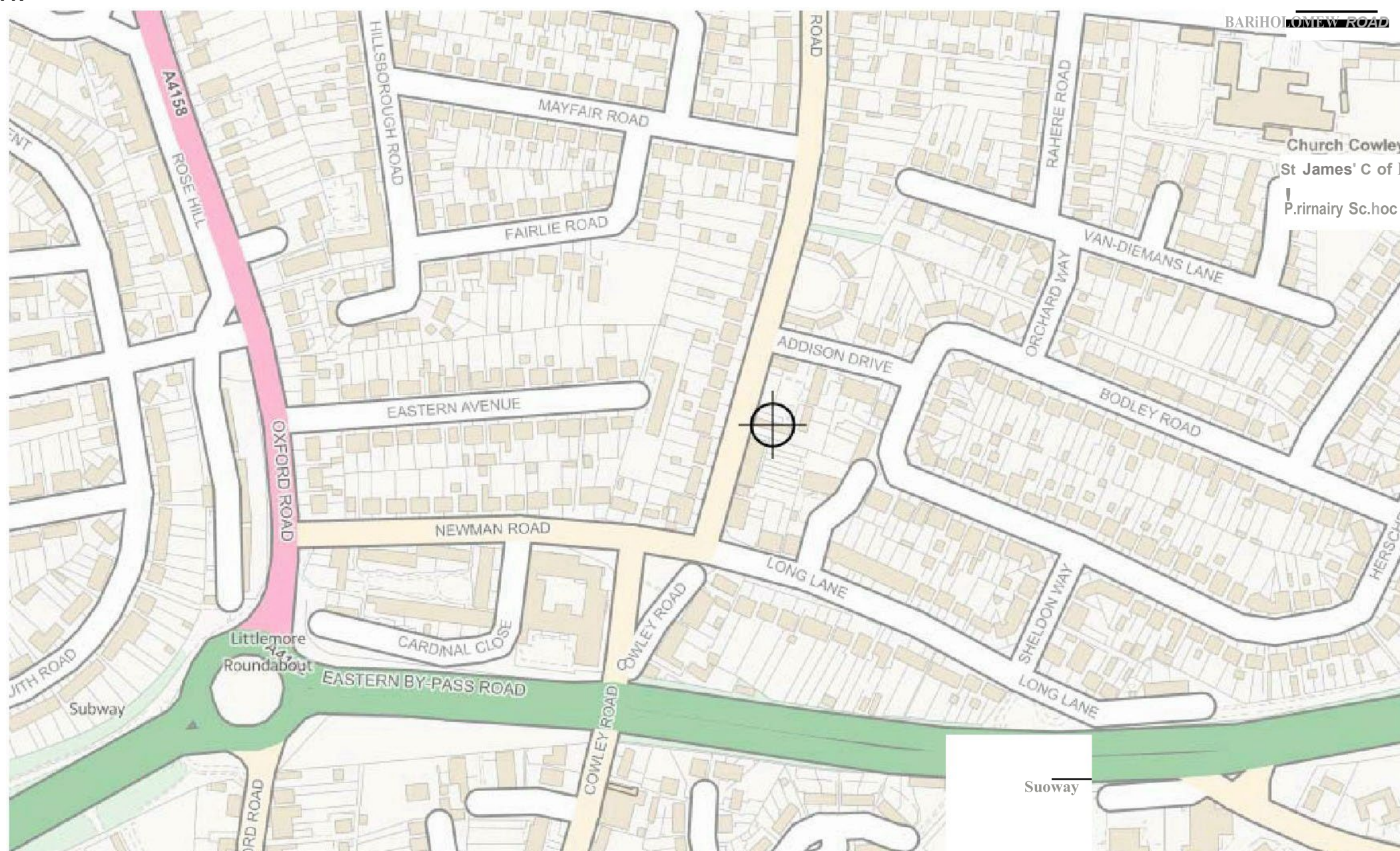
PLANNING POLICY:

The application has had due regard to the adopted Oxford City Council Local Plan, as well as the relevant SPD that have been subsequently adopted and Design Guide information.

The site is not located within a Conservation Area. The building is not a Listed Building nor is it close to or impact upon any adjacent Listed Buildings.

FLOOD RISK:

A preliminary check online with the Environment Agency notes that the site is not located within a flood plain.



EXISTING USE

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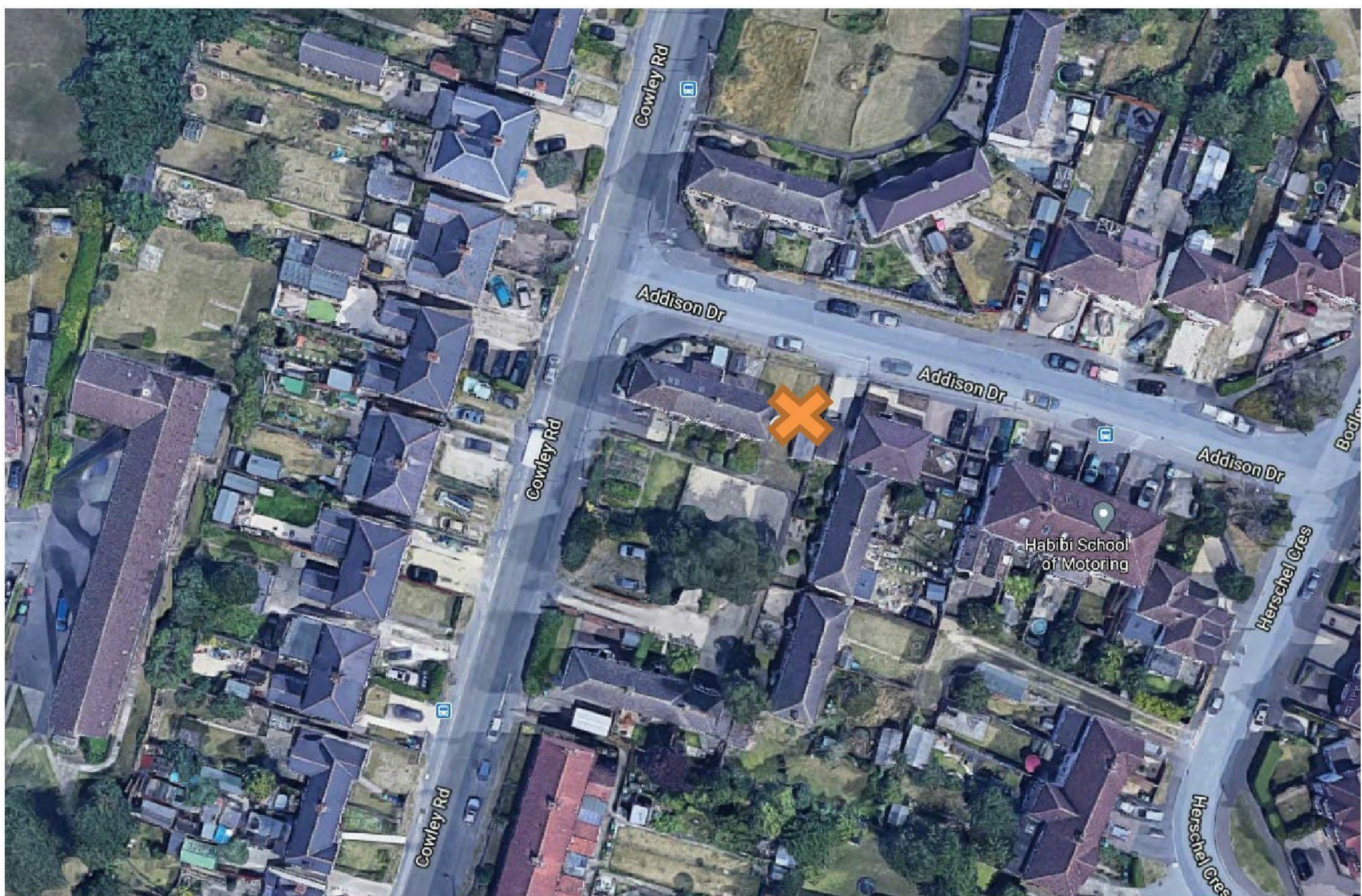
The site sits on Cowley Road, a secondary road in the residential area of Littlemore to the south of the city Centre. Cowley Road is made up of a mix of terraced houses and semi-detached dwellings around courtyard gardens. Cowley Road is well supported with public transport routes as well as in close proximity to the Iffley Road and the Southern Bypass. The bypass itself is accessible for pedestrians and cyclists along a lane following the Long Lane and this gives good access to the BMW plant; Horspath Industrial Estate and further south to the Cowley Retail and Business Parks.

No. 114 is a typical post war dwelling and reflects properties of the age. It is the eastern half of a pair of semi detached dwellings and is located around a central garden courtyard, with other blocks of dwellings to the other sides with Cowley Road forming the western side.

The property is a modest three-bedroom dwelling that fronts the central courtyard to the south; the rear garden adjoins Addison Drive to the north and which provides vehicular access to the detached garage. There is a modest rear garden and larger garden that is part of the courtyard area.

In the wider context of the street, it should be noted that the neighboring properties have been extended and this sets a strong precedent and a material consideration in any development at this site. The adjoining property, No. 112 has been extended to the side to create 2 x 1 bed flats. Similarly, No. 116 to the east has been extended to the side with a two story extension creating 2 flats. Furthermore, No. 118 to the south and opposite the application site has also been extended to the side with a two story extension.

The dwelling is two story and has a no distinguishing features with a hipped end roof with concrete plain tiles. The dwelling is finished with pebbledash render to the elevations; there are upvc replacement windows. There is a detached garage to the east. The garden is bounded by a 1.2 metre high wire mesh fence to all sides; the front boundary fence also includes a hedge.



An aerial view of the site (pinned) with Addison Drive to the north and Cowley Road to the west.

The property is not located within the Conservation Area or Area of Outstanding Natural Beauty. The building is not listed and is not near or adjacent to listed buildings.

PROPOSED DESIGN & JUSTIFICATION:

SUPPORTING DISCUSSION:

PRE-APP ADVICE:

It should be noted that the application has been subject to pre-app advice received from OCC Planning Dept. A formal response to the application was received (ref.: 23-00605/PAC dated 4th July 2023). The comments in the advice letter have been noted and any relevant information requested or suggested has now been incorporated into the current application.

DESIGN CONSIDERATIONS:

The proposals involve a two story side extension to the dwelling to create two units. 1 Bed and a 2 bed apartments. The scheme in its design development stage has given due consideration to local constraints and opportunities in accordance with local planning policy. These points will now be broadly discussed below:

The new dwelling simply extends the existing built form to the side of the original dwelling with the external walls and the hipped roof design continuing the strong existing lines of structure. This also picks up on, and follows the pattern already approved to the extension to No. 112. The overall effect therefore creates a terrace of units to this northern side of the courtyard. In addition, the eaves and ridge lines run through to ensure continuity in accordance with OCC Design Guidelines. It should be noted that the original courtyard to the three sides has been extended at the ends, effectively enclosing it to a greater degree than when originally designed and built. No. 114 is the only building that has yet to be extended and so the current proposals have given due consideration to the examples elsewhere around the courtyard for its visual cues.

The design incorporates little architectural detailing to ensure that the new building matches harmoniously with the original. Similarly, the fenestration has been chosen to reflect the existing with plain side hung casement windows and top hung lights as appropriate. The main feature to the front elevation of the original dwelling is the open porch and this has been repeated on the extension to reinforce the style. This approach is repeated to the rear.

The rear also includes a double story addition to the property, which increases the internal area of the dwelling to ensure compliance with design standards and provide an improved degree of living accommodation. This projection picks up on a similar example built at 112, so a degree of symmetry is introduced to the rear elevation of the block overall. Rear addition has very similar looks, feel and view to the near by semi detached houses 129 to 139 Cowley Road.

Internally, the design retains a simple form, with the central entrance leading to the first floor flat/ apartment, while the ground floor flat has the entrance from Addison drive similar to 116b entrance. The bedrooms overlook the rear garden, with the bathroom to front thus ensuring that the plan layout complies with minimum standards of accommodation.

In terms of materials, the proposed palette of materials has been chosen to reflect the existing adjacent with pebbledash render to external walls; concrete plain tiles to the roof and upvc plain casement windows with a white frame colour. In this way, the style of the building will match with the original and street scene generally.

LIVING CONSIDERATIONS:

The design of the property has given due regard for the occupants in terms of layout as noted above. In addition, the design ensures compliance with current NPPF standards for internal space.

ACCESS:

ACCESS:

EXTERNAL: The new upstairs dwelling will have a main entrance access to the front elevation and will have a level threshold and graded levels adjacent to allow for level access in accordance with regulations.

Ground floor flat will have access from Addison drive side with the paved driveway to the front for car parking space for two vehicles.

PARKING PROVISION:

Off street parking is provided with the access drive to the front of the old garage. There is an existing dropped kerb to access Addison Drive. Additional parking space will be created next to the current driveway for one more vehicle. Whilst the property is not located in a CPZ, it is in a highly sustainable location. Both Cowley Road and Addison Drive are bus routes and there is a stop to each side of the highway approximately 50 meters from the property.

Due to its location off street car parking provision will be required for the scheme to both the existing and well as the new dwelling. The new development will impact upon the garage, being built on the original footprint. Therefore, the new proposals involve two off street car parking spaces to the rear garden area, off Addison Drive. This will require a dropped kerb to access the highway.

One further carparking space will be created on the existing house 114 Cowley Road on the back to provide car parking space for 114 Cowley Road.

This is located to the existing access drive area in front of the original garage and therefore benefits from the existing dropped kerb. Both the off-street parking spaces will also provide suitable visibility splays to ensure pedestrian and vehicle safety, improved due to the adjacent grass verge immediately adjacent to the site and along the pavement to Addison Drive.

CYCLES:

Current policy requires a higher standard of cycle parking than has been previously made. Therefore, both the original and proposed dwellings will have secure cycle storage. These are currently noted to the front garden area to the new house and to the rear for the existing house. The central access path provides ready access to the houses in the close and connects to the adjacent Cowley Road and the wider area. The dwelling is located approximately 200 metres from the Littlemore Post Office and Store and 500 meters from the larger Rose Hill shopping arcade both of which are easily accessible. Slightly further afield is the Cowley Retail Park and also larger industrial areas including BMW Works.

MATERIALS & APPEARANCE:

MATERIALS: The proposed extensions involve a palette of materials to reflect that noted to the existing house and locally along the street. These include:

WALLS: smooth coat render finish colour: off white.

ROOF: plain concrete tiles colour: red/brown

WINDOWS: upvc double glazed side hung casements. Frame colour: white.

DOORS: upvc composite single paneled door with upper glazed units colour: black. Frame colour: white

RAINWATER GOODS: gutter and fascia detailing are to be upvc half round profile colour black.

The intention generally is to ensure that the impact of the proposals are minimal in terms of maintenance and style to suit the street scene locally.

LANDSCAPING DESIGN:

OUTDOOR AMENITY:

Current planning policy notes that new dwellings should provide a private garden of adequate size and proportions for the size of the house proposed, which will be considered to be at least equivalent in size to the original building footprint. This will be required to both the original and new dwellings. With regard to the original dwelling, the GIA footprint is 38.1m². The rear garden is 14.8m² (omitting car parking spaces); front garden is 39.4m² and courtyard garden is 78.4m², making a total garden space of 155.8m².

With regard to the proposed dwelling, the GIA footprint is 39.4m². The rear garden is 8.6m² (omitting car parking spaces); front garden is 39.4m² and courtyard garden is 78.4m², making a total garden space of 132.6m². Therefore, in both cases the amenity space provided is well in excess of the footprint and therefore complies with policy. Privacy to the main garden areas is achieved with 1.8 metre high timber fencing to ensure no overlooking or lack of privacy.

TREES & SOFT LANDSCAPING:

The courtyard is characterized by modest front gardens immediately adjacent to the house, with paths running towards the main entrances. This in turn is connected to a further path that extends from the pavement along the highway and runs around the courtyard, forming a central area that is subdivided into private garden space for each of the dwellings. There are a few mature trees located centrally in the courtyard area; elsewhere there are a couple of smaller hedges and shrubs within the garden spaces.

The design intends to build on the side of the house, where this is a small area of hedge and the detached garage. This area is not prime amenity space, which is generally provided to front and rear and therefore the proposals do not impact adversely on main garden space to the original dwelling. It should be borne in mind that the additional garden to the inner courtyard provides additional amenity space to the house in excess of current standards. Following the same principles, the new dwelling has garden to front and rear, together with the additional courtyard space, which provides garden space greater than the footprint of the proposed dwelling. Privacy to the main courtyard space would be achieved with the installation of 1.8 metre high timber fencing. The trees within the curtilage of the courtyard garden are to be retained.

BIODIVERSITY:

At present there is no specific ecological requirements noted at the site, either flora or fauna that need to be considered.

ENVIRONMENTAL CONSIDERATIONS:

RESIDENTIAL AMENITY:

The new development provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes, and does not have an overbearing effect on existing homes. This is particularly true for the new dwelling, which, by virtue of its internal layout, provides fenestration to front and rear only, which minimizes overlooking.

The design has also ensured that, with a plain gable end with no windows inserted, there are no issues relating to overlooking or perceived overlooking to the extension to No. 116. It is of note that, with regard to the online information, the extension to No. 116 has been built with windows at ground and first floor levels. These have been installed obscure glazed, but there does not appear to be drawings available online to suggest that these are approved. Furthermore, the decision notice states that no windows are to be added without prior consent. Similarly, the eaves line to this property appears higher than approved. Despite this, the windows are to light small separate kitchens and as such these are considered non habitable rooms. In addition, the separation distance between the proposed side elevation with the side

elevation of the extension to No. 116 is 4.8 metres, which is sufficient to ensure a degree of natural daylight to these spaces. Also, the GF side window is obscured by the detached garage.

The original dwelling at No. 116 is the only other property that could potentially be affected by the new proposals and again, the design has given due consideration to this. At ground floor level the nearest room to the proposed development is a Living Room that runs the full depth of the house and has additional windows to the rear. Therefore, at ground floor level the window to front can be considered a secondary window. At first floor there is a small bedroom. When the notional 45/ 25 degree right to light lines are extended, it is clear that the new proposals are sufficiently away from the property as to not unduly impact upon rights to light, mainly due to the hipped design of the roof.

NOISE CONSIDERATIONS:

The proposed dwelling is located in a quiet position, set well back from Cowley Road. Whilst Addison Drive is closer to the proposals, it being a secondary road means that traffic and noise generation is limited and therefore should not unduly impact upon the new dwelling.

The construction of a dwelling in this position also ensures that noise generation is the same as its neighbours and therefore should not cause a disturbance to the existing dwellings nearby. The orientation of the dwelling has windows facing to front and rear and towards private amenity and not facing other dwellings. The gable end is a solid wall to ensure maximum acoustic insulation to the extension to N. 116 Cowley Road.

SUSTAINABILITY CONSIDERATIONS:

This statement needs to be read in conjunction with the Energy Assessment carried out by ERS Consultants.

SUSTAINABILITY:

CONSTRUCTION: The property will be subject to the current standards required under building regulations. The new construction involves modern materials and will provide suitable thermal insulation. Insulation to walls and roof is greater than that currently in the regulations. In addition, double glazed sealed units throughout will provide natural daylight into all areas, whilst provide good thermal properties. It is felt that these measures improve the sustainability of the development overall in accord with current legislation.

SUSTAINABILITY: The design will incorporate measures, which will ensure energy efficiency in line with the current standards for modern housing. Generally the majority of the energy efficiency will be achieved in the specification of the fabric of the building, in line with regulations, and ensuring that the thermal loss is kept to a minimum. In addition, accredited details will be followed that ensure continuity of thermal insulation. In summary, energy consumption will be kept to a minimum by employing the following measures in whole or part:

- High performance double glazing.
- Use of accredited details
- SEDBUK 'A' class rated condensing boilers.
- A rated white goods where appropriate.
- Lighting using energy efficient fittings.
- Mechanical ventilation designed to minimize air changes.
- Controllable natural ventilation via trickle vents to work in association with suitable air tightness.
- Sanitary appliances that use water efficiently including flow restrictors; dual cistern flushes; smaller profile baths; water butts for rainwater collection for garden use.

WASTE STORAGE:

Both the original and proposed dwelling have also made provision for the collection of waste. The design incorporates a bin store to each unit adjacent to Addison Drive, which is the most accessible for refuse

collection and at the same time does not affect the quality of the living accommodation, being sufficiently located away from windows and doors. Located in this position also ensures that the main private amenity space is unaffected by such clutter.

FOUL DRAINAGE: The existing dwelling is connected to the mains drainage to the front of the property. It is intended that the new dwelling will connect to this drainage prior to discharging into the mains in the highway.

SURFACE WATER DRAINAGE: Due to its location, it is anticipated that the property will be able to drain naturally with the use of a soakaway located within the garden space. In addition, all new hardstanding areas will be finished with a SUDS compliant finish to ensure that the development does not affect flood risk both on the site as well as to adjacent areas.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site and this application is not a major development application. In line with policy a Contamination Assessment is included as part of the application.

CONCLUSION:

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Overall, the scheme aims to use an area of suitable land within the curtilage of an existing dwelling on a generous plot of land. Therefore, the proposals are located on a brownfield site and are suitable for development. Additionally, there are a number of examples locally where the principle of such development has been established. The proposals therefore comply with current planning policy in all respects.

It is considered that the proposals are in keeping with the Government NPPF and current local planning policies and design guidelines in meeting the current needs to provide suitable housing in good sustainable locations. The proposals reflect those of many examples locally in terms of style and design and will provide good standards of housing accommodation in this highly sustainable location. The scheme is appropriate for its location and meets local policies.

On the basis of the above design it is believed that planning permission should be granted as a full planning has already been granted for a two bed house as this is just to separate them to two units and a small increase of the footprint.

IMAGES:



View of front of property with No. 116 to right and courtyard garden to front.



View of courtyard garden to form private amenity to proposed dwelling (with fences inserted)



View of rear elevation from Addison Drive with No. 112 and side extension to right.



View of development plot to side of original dwelling with detached garage



View of development plot from along Addison Drive.



View from towards central courtyard from Cowley Road