

DESIGN STATEMENT

FOR

PROPOSED SINGLE STOREY SIDE EXTENSION TO CREATE 1 x 1 BED DWELLING AND ASSOCIATED WORKS (RESUBMISSION OF 23/00098/FUL)

22 LADENHAM ROAD
OXFORD
OXON. OX4 6AZ

STATEMENT PREPARED BY:

NT:architect

DATE PREPARED: OCT 23

REV:

INTRODUCTION

SITE ADDRESS

22 Ladenham Road
Oxford
Oxon. OX4 6AZ

APPLICANT:

Mr. R. Gashi

AGENT:

Nick Turner Architect
c/o: 14 Brasenose Villas
The Green
Chipping Norton
Oxon. OX7 5DJ

INTRODUCTION:

This Design & Access Statement accompanies an application for the erection of a single storey side extension to create a 1 x 1 bed dwelling and associated works. 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.

PLANNING HISTORY:

23/00098/FUL: extension to create 2 bed dwelling: application withdrawn.

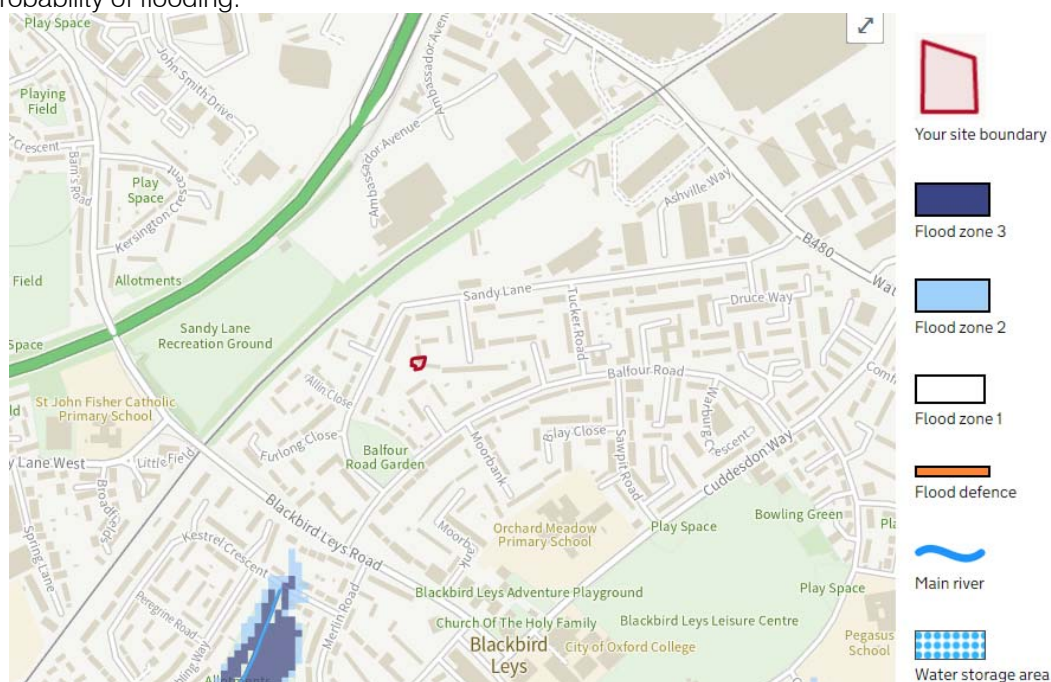
PLANNING POLICY:

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 located in Flood Zone 1: a low probability of flooding:



EXISTING USE

LOCAL CONTEXT:

The application site is located on Ladenham Road, a secondary road in the residential area of Blackbird Leys. The area is primarily residential. In close proximity is some retail and community places including shops and open spaces. In addition, the BMW plant is close and easily accessible. Blackbird Leys is also well connected to other connections including the Eastern Bypass, providing good vehicular connections around Oxford City as well as further afield. Similarly the area benefits from good public transport routes into and around the city as well as cycle lanes. The location of the site is therefore in a sustainable location.

Ladenham Road consists of a mix of predominantly terraced houses, located around a central soft landscaped space. The area was developed post war and so the style of properties reflect that with plain architectural design and features. The dwellings have small to modest gardens to front and rear. There are a number of mature trees that soften the spaces, although the general sense of the area is open.

No. 22 Ladenham Road forms the end of terrace property, located to the south of a run that faces along the road. Being located around the central space, it is set well back from the highway to front and has a modest garden to front. The property has a public footpath along its southern side, which then leads to a communal garage area. The property is built over two storeys and has an attached lean-to conservatory. The site also has a single garage, accessed off the rear with the other communal garages.

The site is generally level. The front boundary to the east has a 1 metre high wall and benefits from some shrub planting; the side and rear boundaries consist of 1.8 metre close boarded timber fencing and there is a gated access to the rear communal area.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The current proposals are for the construction of a single storey side extension to create a 1 x 1 bed dwelling and associated works including off street vehicle parking, bin and cycle storage. The application is being made subsequent to a previously withdrawn scheme for a similar proposal on the site. The current design has responded to the issues of the previous application and constraints of the site. These will now be discussed in more detail.

JUSTIFICATION:

The previous scheme was for a two storey side extension to the property to create a 1 x 2 bed dwelling. There were a number of issues that had not been fully resolved and for this reason the scheme appeared unacceptable. These included the impact upon the neighbouring property, No.24 in terms of overbearing. In addition the scheme provided no off street parking provision for either the existing or the new dwelling and the property is not located within a CPZ. The design footprint also appeared to be of a size that did not allow suitable provision for private amenity space in line with current policies.

On the basis of the above, the design approach has been reconsidered.

The proposals now involve a single storey side extension, with the removal of the existing conservatory lean-to side extension. The footprint reflects the orientation of the adjacent public footpath. The design includes an internal space that complies with NPPF design standards for a one bedroom single storey dwelling. The main entrance to the dwelling is located to the front and accessed off the public footpath and is adjacent to the entrance to the existing dwelling.

Internally, the layout involves a bathroom and main entrance to the eastern side and adjacent to the footpath; the western section includes the bedroom and open plan living space, which then opens directly

onto the private rear garden area. The scheme involves a dual pitched roof that reflects the orientation of the main house and therefore appears as an extension to the main dwelling. The single storey design ensures that there is no adverse impact upon neighbouring properties. Additional natural daylight is achieved with the inclusion of 2No. rooflights into the western facing pitched roof and lighting the living accommodation in depth.

The existing rear garden is to be subdivided to create private garden space to both the existing and proposed dwellings and each are of a size that is greater than the footprint of the dwelling, in line with current policy. The scheme involves the removal of the existing garage. This creates an enlarged vehicular access to the rear of the site and allows for a single parking space for each unit. The vehicle tracking is noted and demonstrates that vehicles can easily access the spaces, whilst at the same time the communal hardstanding area allows for vehicle turning that allows access onto the highway in a forwards direction.

The design also includes for suitable bin and cycle storage for each dwelling and located to ensure easy access for refuse collection and secure storage. In addition, the design allows for some PV panels to the pitched roof to improve energy efficiency, whilst the scheme is also proposing the installation of an ASHP providing heating and hot water to the property.

Overall, the design proposals are being made to respond to the site constraints and issues raised by the previous scheme.

ACCESS:

INTERNAL ACCESS: Generally, the dwelling is accessed via the main entrance. The internal layouts have been made to ensure that any corridors and stairs comply with regulations. The large open plan living area with kitchen/breakfast and lounge reflects the design requirements and at the same time maximize the accessibility of the property for all users.

EXTERNAL ACCESS: Ground levels immediately adjacent to the main entrances to the development is to be level to provide suitable access in compliance with the regulations. Access into the scheme includes a suitable path wide enough for wheelchair access.

PARKING: The original dwelling currently provides 1 off street car parking space for each dwelling. In addition, there is covered secure cycle parking. The design ensures compliance with OCC Highways parking provisions.

The site also provides bin storage to the front of the property and sized suitably for the size of property.

MATERIALS & APPEARANCE:

MATERIALS: The proposed works to the building involve new materials. These include:

WALLS: smoothcoat render colour: white to match existing

ROOF: plain concrete tiles colour: red/brown to match existing

WINDOWS: upvc casement windows frame colour: dark grey

DOORS: composite upvc panelled doors frame colour: dark grey

RAINWATER GOODS: upvc half round gutters and downpipes colour: black

Generally, the materials are to reflect the original house and materials noted locally.

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: Whilst the design creates new built form, the single storey design will not impact upon neighbouring properties in terms of loss of light, overbearing or overshadowing.

NOISE ASSESSMENT: The proposals would not create any adverse issues regarding noise as the proposed use is the same as adjacent.

LANDSCAPING DESIGN:

SOFT LANDSCAPING:

The scheme involves the retention of garden areas to the front and rear for the original dwelling. The new development proposes shared private amenity space. All garden provision is in excess of the building footprints in accordance with current policies.

HARD LANDSCAPING:

The proposed works involve small hard landscaped spaces adjacent to the front entrances and also off street car parking provision. In both cases these are to be finished in SUDS compliant block paviors as appropriate.

Boundary treatments are to remain as existing, where appropriate. The new shared boundary between the original dwelling and the new development will include a 1.8 metre high close boarded timber fence.

ENVIRONMENTAL CONSIDERATIONS:

CONSTRUCTION: The existing dwelling is unaffected by the proposals.

SUSTAINABILITY: Where appropriate, 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
- Alternative technologies including air source heat pumps and PV panels.
- 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.

REFUSE / RECYCLING MATTERS: Within the curtilage of the proposed dwellings provision is made for the outside storage of refuse and recycling containers which can then be moved to the highway for collection. It is proposed that the bins will be generally stored to the front of the site for ease of access generally and then would be moved adjacent to the highway on collection days. The bins are shared and have been sized accordingly.

FOUL DRAINAGE ASSESSMENT: The proposed dwellings will connect into the existing foul drainage system, which is located within the curtilage of the site and the applicants have therefore not submitted any further details with this application.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site and this application is not a major development application and therefore a contamination assessment is not being submitted.

CONCLUSION:

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 design responds positively to the previous withdrawn scheme and local site constraints.

On the basis of the above design it is believed that planning permission should be granted.

Nick Turner
Architect