R1056/3.1/SP

68 Elms Drive, Marston, Oxford

DESIGN & ACCESS STATEMENT

R1056 68 Elms Drive, Oxford

Demolition of side garage and replace with part single part double storey side extension and internal alterations

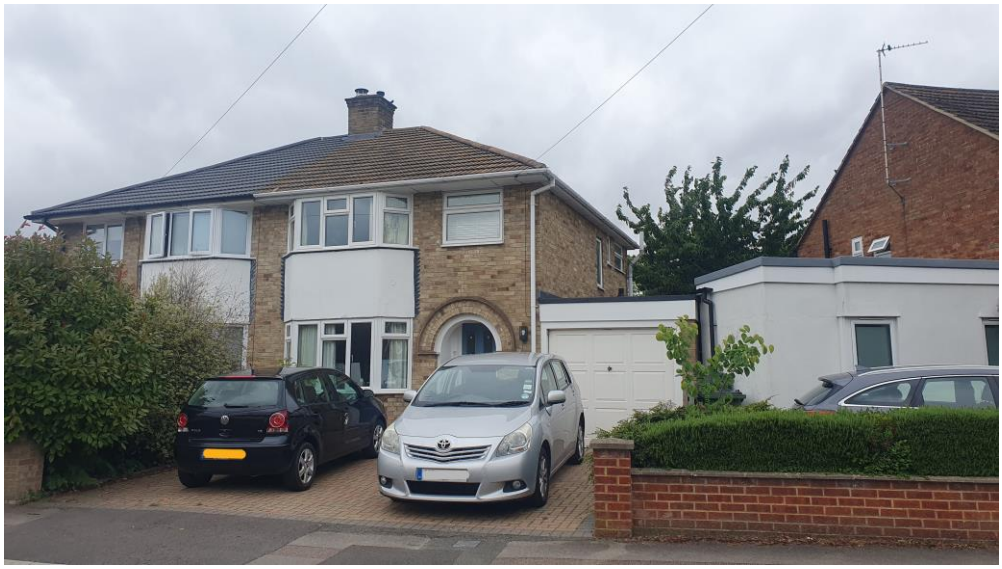
Site address: 68 Elms Drive, Marston, Oxford, OX3 0NL

Distribution

Planning	Oxford City Council
Client	Selina Lim

1. Planning background

    a. This Design & Access statement has been composed to explain the rationale and design for the proposed alterations for the side extension to 68 Elms Drive, Marston, Oxford.



Front elevation view

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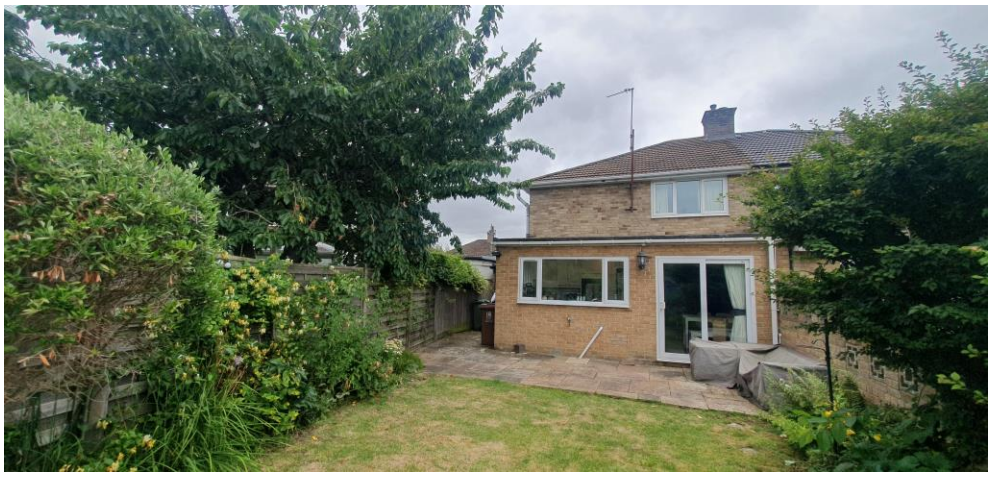
68 Elms Drive, Marston, Oxford



Rear garden elevation view

b. planning history:
   - 03/02346/PDC - Single storey side extension.

2. Site/building appraisal

a. 68 Elms Drive, Marston is a modest sized semi-detached property on a quiet residential road comprised of similar style residential semi-detached properties. A number of these either have side garages or have been extended to the side.

b. The property benefits from a sizable rear garden and a front driveway (remain unaffected).

c. Our client wishes to improve the existing layout and accommodation, by removing the poorly insulated single storey side garage and replacing it with a thermally proper, part single part double side extension and a better internal rationale to suit the client's family's needs.

3. Design approach

The scheme has been designed to upgrade the existing accommodation and improve the living space and links to the garden:

a. To rationalise the existing internal layout by switching the position of the kitchen and dining with living, and so improving visual and physical link with the property's rear garden
b. To replace the existing rear extension flat roof with a low pitched roof, similar to no.70 neighbour roof pitch.
c. To remove the outdated, poorly insulated side garage
d. To extend to the side of the property, following the existing garage footprint, as a double storey extension to allow for an additional bedroom upstairs with bike storage, utility and wc downstairs, and retain access through to the rear garden.
e. The side extension is set back from the front elevation with lower ridge line so as to appear subservient to the main house and appear modest in scale. It aims to reduce any negative impact upon the next door neighbour, no.66.

The proposed scheme has been carefully designed to follow the existing footprint of the side garage that is close to a boundary, raising to a double storey for the upstairs bedroom and dropping to a single storey for the rear utility.

68 Elms Drive, Marston, Oxford

The extended portion of the proposal beyond the rear existing garage line does not extend beyond the rear face of the existing house. This would comply with the current Permitted Development rules for side extensions under Class A. The degree of harm this creates, if any, would be deemed acceptable under GPDO.
Regardless of the above, when assessing the impact of the extension against no.66, the rooms to the rear directly adjacent to the proposed extension are ancillary and not habitable. The two windows to the gable of no.66 at first floor level are to the bathroom and to the stairwell and therefore also not habitable.
Nevertheless, our proposed two storey extension sits underneath the 45 degree line as projected from the cill of the bathroom window. Similarly, the same goes for the downstairs kitchen window, where the single storey extension sits underneath the 45 degree line projected from kitchen window sill. Therefore, it complies with OCC sunlight & daylight requirements.

4. Design Solution
   a. Access
      Retain 2x parking spaces on the front driveway, compliant with current OCC parking standards. The proposal also provides secure storage for bicycles, providing a sustainable mode of transport.
      Bin store is also located on the front driveway for accessibility.

   b. Siting
      As existing

   c. External appearance
      Tiles to the pitched roof to be similar to existing. The rear single storey extensions are to have low pitch tiles. The walls will be in brick similar to existing and the front ground floor is to have horizontal cladding to conceal the window and door access so as not to be confused with the main door entrance. This also introduces a higher quality modern design. Windows will be in anthracite grey aluminium/upvc which will compliment nicely to the existing warm, golden brick.

   d. Landscaping
      Not affected

   e. Sustainability & Design
      The new proposal has been designed to minimise carbon and energy impacts in its design and construction.

      The scheme is built to last and allows for flexibility to cater for occupants changing requirements by incorporating a ground floor shower room with wc, utility and storage for bikes, and upstairs bedroom, making the home adapt to our client's lifetime needs.

      The new extension will be built to meet if not exceed the current Building Regulations and replace the single storey, uninsulated garage walls, floor and roof, thereby improving the thermal performance of the building as a whole. It will encompass energy saving and high energy efficient measures such as high levels of insulation, low energy lighting and the potential for renewables.

5. Conclusion

This extension will enhance and upgrade the living accommodation for the occupants. It offers a sensitive design that relates to its context and to the existing building in terms of scale, sitting and visual appearance whilst introducing high quality modern design to the locality. It maintains parking standards and improves accessibility to bin storage. Any impact on neighbouring dwellings will be no more than acceptable under Permitted Development.