

103 Lonsdale Road Oxford OX2 7ET
Design and Access Statement

In support of a part 2 storey rear and side extension and a single storey rear extension, in addition to a loft conversion with dormers

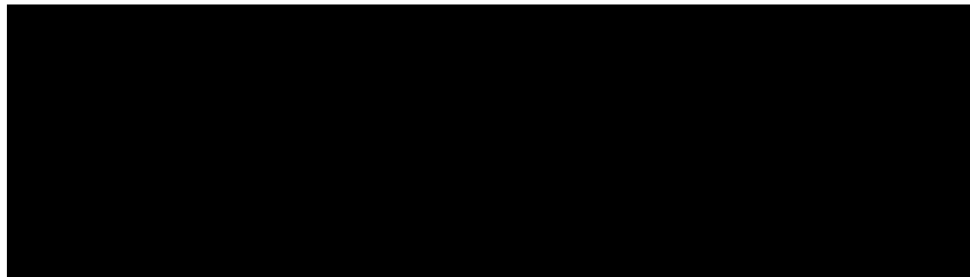
31/10/2023

Note:

Please also refer to approved application 22/00489/FUL



view from the South, the end of a no through road



1. Design

1.1 Description

The proposed development is for:

A part two-storey rear extension and part single-storey rear extension in addition to a loft conversion with dormers, and a carport to the front of the garage. Similar to 22/00489/FUL planning approval.

The previous application process revealed bat roosts in part of the loft planned for a new home office. This application is based on the previously approved scheme with the original home office now relocated to another part of the loft, which is not impacted by the bat roost. The bat roost constraint that arose under granted application 22/00489/FUL has been maintained unaltered in this proposal.

The house was built in 1925 in the arts and crafts style and occupies a large plot on a no through road.

The new scheme respects the result of the extensive work to accommodate the requirements that have arisen due to the surveys carried out. Specifically maintaining the agreed bat roost constraints whilst also achieving the sustainable and efficient design criteria.

The proposed scheme has minimal impact on the existing footprint of the house while providing beneficial space for the resident family (the National Planning Policy Framework (NPPF) supports well-designed extensions that make efficient use of land and improve the quality of life for residents Local Policy H1).

1.3 Privacy

There will be no privacy issues with regards to the proposal. There is good screening between this house and its neighbours who are at a good distance. The closest neighbour to the rear is at 30m from the proposed 1st floor development.

1.4 Amount and density of development (scale)

The house occupies a large plot at the end of a no through road.

The proposed development will be predominantly to the rear of the existing house. The loft conversion will be largely within the existing extent of the roof with a small dormer to the West just where necessary for the facilities within (i.e. a bathroom and a small extension to the East).

The proposed side extension to the East and additional dormers have been designed in keeping with the arts and crafts style of the existing house, see visualisation below (and as separate drawing enclosed with this application).

There will be no damage to the amenity of any of the neighbours and, though higher density than the existing building, is not high density by any measure.

1.5 Addressing the street

Lonsdale Road, at this end, is made up mostly of large individual houses all different but of similar date (see fig 1.). Much consideration has been given to the style of the existing house - materials have been considered with this in mind. The proposed extension is at the back and to the East of the existing house and is only glimpsed from the road down the driveway when approaching from West (dead end road). The house is well screened from its neighbours by mature trees, hedges and planting. The first floor and loft extension has been designed in a style and of materials that will blend with the existing arts and crafts house. The Ground floor element will be a modern and sympathetic addition, but invisible from the street.

Dormers and roof features are very much part of the existing language of the street and of this house. The front facing dormer is in keeping with common practice in Lonsdale Road and surrounding roads. For example: recently granted house with new dormer 20/02944/FUL, as well as existing dormers even closer to this application: no 95 Lonsdale Road and 25-27 Portland Road - a very similar style of house to 103, with original dormers.

1.6 Daylight / sunlight assessment

The proposal has insignificant impact on all neighbouring properties.

1.7 Flood risk assessment

The site is not within a flood zone. See report submitted as part of this application. See flood map also submitted as part of this application

1.8 Foul sewage and uoilies assessment

ExisØng drainage will be unchanged.

1.09 Energy efficiency

The extension will be built to meet or exceed current part L building regulations - particularly with regard to insulation and will significantly improve the energy efficiency of the existing house.

1.10 Tree survey

No trees will be effected by the proposed works. Trees are marked on the Block Plan. The nearest tree T11 is a well maintained tree with little likelihood of falling.

1.11 Parking Provision

The area available for on plot parking will remain the same allowing space for at least 4 cars to be parked (not including within the garage). See Block Plan.

1.12 Heritage statement

The house is not listed and is not in a conservation area.

The house is a high quality arts and crafts suburban house. The intention is to preserve the character of the existing house by constructing the proposed first floor extension like for like in shape and materials and making sure that the addition is very much an extension of what is there already.

The ground floor rear extension is to be a very modern form not entirely dissimilar in principal to the arts and crafts style with interesting roof form and interesting inglenook elements and traditional materials; Zinc, brick and timber.

Overall the impacts of the revised scheme require no additional land take over the previous application and additionally present no additional impact on amenity or change of architectural merit of the previously approved scheme. The proposal addresses the bat roost constraint whilst also being an innovative approach to achieving the original design criteria namely, architectural consistency with the original building and the Arts and Crafts style, providing for much needed additional work from home office space. The revised scheme will deliver four family sized bedrooms and thus increasing density and efficiency of the local housing stock in a maner consistent with local and national planning policy.

1.13 Biodiversity

Extensive biodiversity surveys have been carried out the results have informed the design of the loft extension. The documentation is submitted as part of this application.



fig 1. View along Lonsdale Road towards the West



fig 2. 3d impressions of the completed proposal from the North (garden).



fig 3. 3d impressions of the completed proposal from the driveway- with foliage removed.