



Design Statement

65 RIDGEFIELD ROAD COWLEY, OXFORD OX4 3BX
SOLAPE SHODUNKE BSC (ACABE)

INTRODUCTION

SITE ADDRESS

65 Ridgefield Road

Oxford

Oxon OX4 3BX

APPLICANT

Mr Ali Rana

AGENT

Model 18 Limited

20-22 Wenlock Road

Islington

London N1 7GU

INTRODUCTION

The design & Access Statement accompanies an application for the side and rear extension to the dwelling. This statement has been written to comply with the requirements of Article 4C of the Town & County Planning Act (2005). The key objective of this planning permission for this proposed development.

PLANNING HISTORY

58/07156/A_H: Veranda

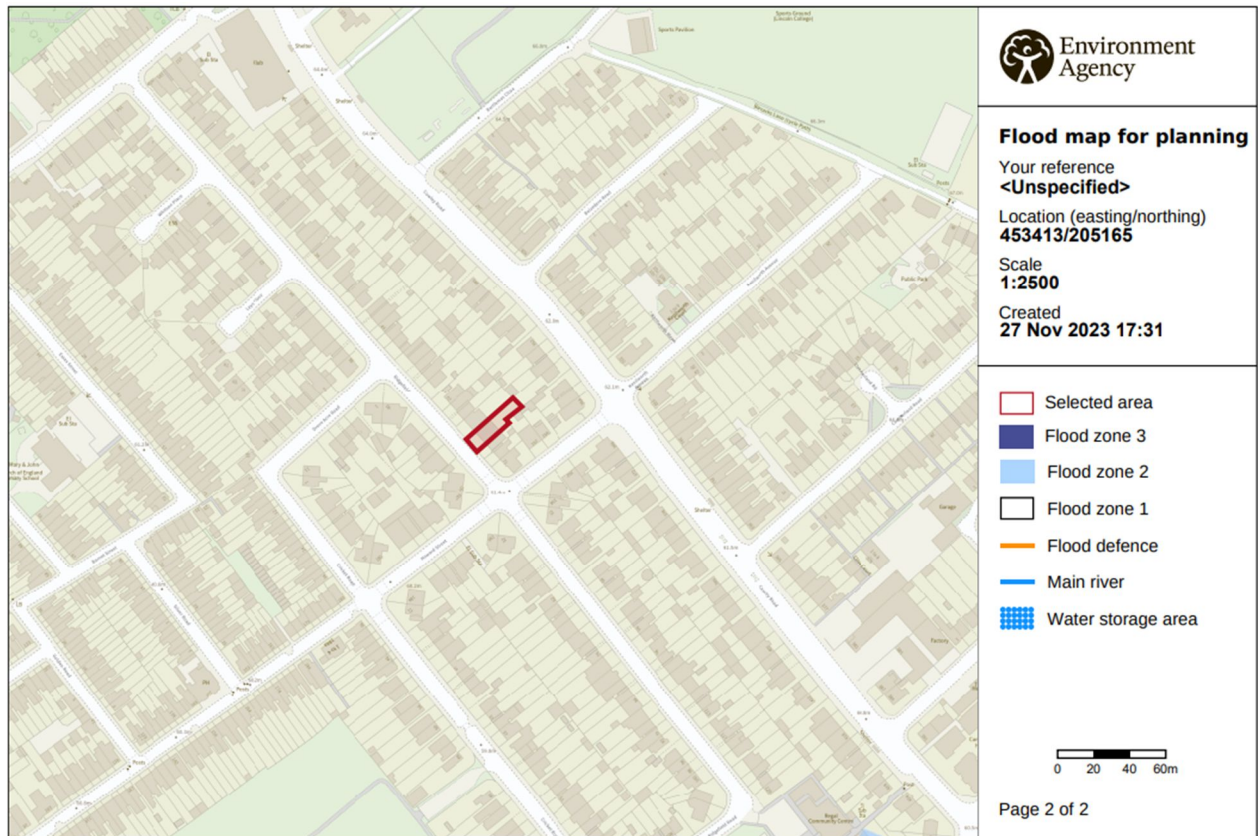
94/00391/NF: Single storey side extension and rear extension (Amended plan)

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 the conservation Area, the building is not a listed Building nor is it close to or impact upon any adjacent Listed Buildings. The property is located within the Cowley area.

FLOOR RISK

A preliminary check online with Environmental Agency notes that the site is **NOT** located within a flood zone.



EXISTING USE

GENERAL

Ridgefield Road is a road in a residential area of Cowley in the city of Oxford. It is in a predominantly residential area and the road is connected to Cowley Road through Howard Street. Cowley Road. It is a highly sustainable location with good connections to retail area as well as other social amenities.

The area benefits from good public transport connections, within walking distance of a bus route and bus stops. Also, the site close to main bicycle routes in and around the Cowley centre and Cowley Road providing safe cycle connections to many parts of the city.

The building along this stretch of highway were developed post war and they reflect that, being characterized by 2 storeys dwelling and including a variety of architectural features including hipped roofs and bay windows. The variety is further enhanced with a mixed palette of materials including facing brickwork and mortar.

THE SITE

No. 65 Ridgefield Road is currently being used as a student accommodation with 5 bedrooms, with 3 bedrooms, Lounge Kitchen, and a bathroom on the ground floor and the first floor consist of 2 bedroom and a bathroom.

On the ground floor the dwelling has an attached garage that is now used as an accommodation and consist of the one of the front rooms and the lounge to the rear of the dwelling.

The house itself is finished with facing brickwork at the ground floor level and render to the first-floor level to the elevation with upvc casement window. Roof finished with clay roof tiles. The site is generally.

PROPOSE DESIGN & JUSTIFICATION

PROPOSALS:

The current proposals are for improving the existing property whilst at the same time creating additional accommodation that meets current regulations with the conversion of the loft, rear extension, and existing side extension to a new dwelling. The proposal discussed in more detail.

JUSTIFICATION:

At present the property is a semi-detached dwelling, used as a student accommodation. Previous works to the property have involved development under planning permission, converting the existing garage to a habitable room and rear extension to create the current kitchen. The side extension looks slightly incongruous. The intention is therefore to undertake works which will improve the appearance of the dwelling, especially from the street views, whilst at the same time creating additional accommodation for the Applicant.

SIDE EXTENSION: The design proposal involves the removal of existing flat roof, and formation of an attic room and bathroom, also 6m rear extension to form a new dwelling which would be built to current construction standards. The removal of the flat roof would allow for the upward extension of the wall to accommodate the attic roof space, in accordance with OCC design guidelines. The front line of the existing wall to be retained, the proposed roof is lowered to allow the original dwelling to remain apparent and the extension to be subservient, with lower ridge line.

In addition, to the extension to the rear of the side extension creates a small room and Bathroom at the ground level.

REAR EXTENSION: Similarly, the existing rear extension to the would be partly demolished, to create the new 6m rear with the intension to create a slightly deeper

extension, which will achieve a larger open plan kitchen dining room space that will benefit from a large access door leading to the rear garden.

The rear extension incorporates a step from the side boundary, lining through the rear façade of the original building to No. 67 Ridgefield Road.

LOFT CONVERSION: The roof would be changed from Hipped to Gable roof with a rear dormer not more than 50cm³, consisting of a bedroom and an ensuite.

Overall, the aim of the application is to create additional accommodation to the dwelling, whilst at the same time ensuring that the impact upon neighbours is minimised and that the proposals fits in with the overall character of the of the building and street more generally.

ACCESS

INTERNAL ACCESS: Generally, the dwelling is accessed via the main entrance. There is a stepper approach, and the scheme has been designed with internal layouts to ensure that any corridors and stairs comply with the regulations. The large open plan living area with kitchen/dining is in response to modern family requirements and at the same time maximize the accessibility of the property for all users.

EXTERNAL ACCESS: Ground levels immediately adjacent to the main entrance to the developments is to be stepped to provide a level access in compliance with the regulations. Access into the scheme include a suitable path with enough for wheelchair cases.

PARKING: The original dwelling provides 2 off streetcar parking space, which would be retained. The property is in a highly sustainable location, close to public transport routes in and around. The property will be provided bicycle stands, to suit the number of bedrooms, located in a secure position to the front of the property.

MATERIAL & APPERANCE

MATERIALS: The proposed extension are to be built to match the existing as appropriate and in the following materials:

WALLS: facing brickwork colour: red; smooth coat render colour: off white

ROOF: Clay tile; Colour : Red/Brown

WINDOWS: Upvc composite side hung double glazed units. Frame colour: white

DOORS: Upvc composite entrance door; single leaf patio door with fully glazed unit.

Frame colour: white

RAINWATER GOODS: Gutter and fascia detailing are to be Upvc half round profile colour.

SUNLIGHT AND NOISE ASSESSMENT

SUNLIGHT ASSESSMENT: The development involves a side and rear extension which has considered neighbouring rights to light and do not affect these adversely in any way. The proposed extension does not impact upon neighbours about sunlight or overshadowing.

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

LANDSCAPING DESIGN

The site consists of hard landscaping drive to the front garden area. It is proposed that this will be retained and extended to create a suitable SUDS compliant off-street parking area to suit the number of existing spaces.

All existing boundary treatments are to be retained.

The rear garden is modest, and well more than private amenity space required, ensuring that all occupants have direct access to private garden space. The intention is to provide

a better living environment for the users as well as be more sustainable, improving overall permeability in the site.

ENVIRONMENTAL CONSIDERATIONS

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, most 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
- Lighting using energy efficient fittings.
- Controllable natural ventilation via trickle vents to work in association with suitable air tightness.

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.

Based on the above design, it is believed that planning permission should be granted.

S.A Shodunke BSc (ACABE)

Model 18 Limited.