

DESIGN AND ACCESS STATEMENT FOR PROPOSED SUBDIVISION PROJECT AT 8 & 10 HAVELOCK ROAD (PROVISION OF AN ADDITIONAL 2 BEDROOM DWELLING)



The Locality & Site, and Planning History

10 Havelock Road is a three bedroom semi-detached house that was probably built in the late 1920s early 1930s. Numbers 8 and 10 are currently used as HMO properties. Number 10 has recently been refurbished. They are both under the same ownership and have been for some time. The houses have been kept in good condition. Havelock Road is situated off Oxford Road in Cowley not far from Cowley Centre and the police station. Running parallel to Havelock Road and also off Oxford Road is Clive Road that provides access to the housing estate known as Florence Park. Clive Road is made up of the same type of houses. The houses are predominantly 3 and 4 bedroom properties in the area many of which have been extended. There are also a number of infill houses where 2 bedroom properties have been added onto the side of pairs of semis. Both numbers 8 and 10 have had two storey rear extensions and loft conversions. The loft conversion at number 8 was done as a joint venture with number 6. Both properties had garages that were only used for storage purposes. The garage at number 10 has recently been demolished. Both have off street parking in what would originally have been front gardens. Havelock Road is in a highly convenient location with one of Oxford's main bus routes, the city5 route running along Oxford Road. This runs between the city centre, railway station and Blackbird Leys.

In terms of Planning history, there are 7 registered applications for number 10. This included applications for subdivision and extension. The most recent was for an infill dwelling between number 8 and 10 (22/03040/FUL), for which we are now reapplying. Prior to this, it would appear that only the latest set of proposals have been implemented. This was for a two storey rear extension. Prior to this having been built, a loft conversion involving a dormer had been built under permitted development.

There had been 5 registered applications for number 8. Again there was the recent application reference number above, then there were applications included for the rear extensions and loft conversion as well as change of use into a large HMO (Sui Generis). The extensions and loft conversions had been implemented. Number 10 has actually been used as an HMO dating back to before permission was necessary.

The Proposal:

The proposal includes a two storey side extension onto both numbers 8 and 10, although an alleyway would be retained between numbers 8 and 10 on the ground floor. The space occupied by the proposed dwelling would straddle land that had formerly been part of both number 8 and 10. It is proposed to demolish the garage at number number 8. The extension would serve as a two bedroom dwelling with a rear garden. The house has been designed as a four person (two double bedroom) dwelling. A gap as an alleyway for access will be retained between the proposed dwelling that we will call 10A and number 8. An opportunity like this is truly unique as it is not often that two houses would be owned by the same owner and have sufficient width in order to allow for a decent dwelling as well as retaining access.

To the ground floor there will be a sitting room to the front and a kitchen/ dining/ living space to the rear overlooking the private garden. To the first floor, there would be two double bedrooms and a bathroom. The house would have an internal floor area of around 91 square metres. Therefore meeting the nationally described space standard for a 4 person 2 bedroom dwelling over two floors which needs to be minimum 79 square metres.

All three houses would retain good sized gardens that would be at least equivalent to double the size of their current or proposed footprints. This would be more than adequate. As such we feel that the amenity spaces created will be more than adequate. Cowley has amazing facilities for leisure and attractive parks including the nearby Florence Park that is within a 5 minute walk of the house. This is a park that is large enough in order to turn a visit into a day's outing. There are several play areas, tennis courts, toilet facilities and areas of parkland for walking and picnicking.

In terms of external appearance from the front, the proposed dwelling would be set back from the existing dwellings in order that it would appear subservient in style yet mimic all of the character/ detail of the original dwellings. Fenestration including a bay window and the roof detail with small gable would be provided such that it would blend into the surroundings. By setting the dwelling back it would reduce the terracing effect and be less prominent in the street scene. It would appear as a dwelling in its own right but look like a smaller dwelling than that of the host dwellings.

Material would match the existing. To the frontage, the ground floor would be in red/ orange facing brickwork like that of number 8. To the first floor there would be render in an off white colour to match that of both number 8 and 10. Roofs would be in plain clay tiles to match the tiles used on other houses. Windows would be in UPVC to match those on the neighbouring houses.

As for the forecourt areas, number 8 has recently had a new driveway and this provides for parking of 2-3 cars. Number 10 has hardcore at the front and has not yet fully been converted to driveway, though it has been used for parking purposes. It is proposed that number 8 will retain two parking spaces. Number 10 will retain 1 parking space. In addition to this there will be a designated area for bicycle and bin storage. Number 10A will be car free according to the 2036 local plan policies. As such the entire frontage area will be turned into a front garden. As there will be rear access for both numbers 10A and

8, bins and bicycle storage will be around the back within rear gardens. This way it will reduce on the common paraphernalia where subdivisions lead to loads of sheds at the front. So in total there will be 3 car spaces retained for 3 dwellings. Number 8 is a large HMO and number 10A is being increased in size. In total the number of people that the accommodation would aim to accommodate across the 3 houses would be 18.

The dwelling has been designed around making best use of available light and outlook. It would only be possible essentially to get light in from the front and back of the house which is typical of any terraced house. It is proposed however to have the ground floor deeper in plan than the first floor, such that it would be possible to get some light into living spaces via. Some roof lights on a lean-to type roof. The bay window will also help make the most of the available light at the front which is Southeast facing. The floor plan has been arranged such that primary rooms are either at the front or back and circulation spaces such as the staircase as well as the bathroom and landing are in the centre.

In providing an additional 2 bedroom unit, this will provide a starter home for those who may find it hard to get onto the property ladder. Providing smaller homes in already established areas can offer up possibilities for those who have been brought up in the area to be able to stay in the area and form their own household. The unit created would be ideal for either young couples, small families or retired couples who may wish to down size. By utilizing space in built up and sustainable areas, the need to develop on greenfield sites will be kept to a minimum.

Reasons behind the refusal (22/03040/FUL) have been addressed as best as possible. It was noted that the original dwelling was too narrow in comparison to the host dwelling and had been set back too far. This went against policy as in the 2036 local plan it is mentioned that new dwellings need to be the same width as host dwellings. Loss of the gap between the dwellings of 2 driveways was also considered to be an issue as it was noted that a 900mm wide gap between dwellings would give over as being cramped. It is acknowledged that there would be the loss of this gap but if the land were to be used for a dwelling there is nothing we can do about this. On Clive Road, which is similar to Havelock Road, there are a number of side extensions that are built and a few more that have consent where both side extensions will end up nearly touching each other. We feel that a narrow gap of only 900mm will hardly be apparent unless looking at the development head on, so we have tried to deal with the main comment raised with regards the width of the dwelling. By retaining only a gap at ground floor level, it would mean the dwelling could be wider in plan at first floor level and moreover due to the house touching both dwellings the elements that are present on the front elevations could be wider spaced and more along the lines of those on the host dwellings. As such the visual appearance would be one of a house that is less narrow. Two storey side extensions have been granted and are being built at 15 & 17 Clive Road as well as at 22 & 24. Also both numbers 6 and 14 Havelock Road on the same side of the road as the proposed development have two storey side extensions, as such the gaps between the dwellings have already been eroded.

Precedents for subdivision:

In terms of the area and street itself, number 18, has been added on as a two bedroom dwelling. It is of similar design to what we are proposing.

Nearby Clive-Road has had numerous other examples of dwellings being subdivided into multiple dwellings, such as 46 Clive Road (Ref. No: 20/03124/FUL) and 1 Clive-Road (20/02098/FUL), both of these applications were for Change of use from dwelling house (Use Class C3) to House In Multiple Occupancy (Use Class C4) and were accepted.

With regards to separate dwelling extensions there has been a conversion of side extension to house into a separate dwelling in the local nearby area on 15 Littlehay Rd., Ref. No: 08/01501/FUL.

On 13 Outram road there has been an Erection of a 1 x 1-bed dwelling house (Use Class C3), Ref. No: 19/00580/FUL and on 35 Lytton Road there has been a subdivision and alterations to existing 4 bed dwelling house to form 1 x 1 bed dwelling and 1 x 3 bed dwelling (use class C3), Ref. No: 13/02054/FUL

Access (vehicle parking, cycle parking and bins storage):

Parking arrangements have been discussed above. The proposed dwelling would be car free. It is situated within a controlled parking zone. Space will remain for parking at both of the existing dwellings.

In terms of rear access to the garden. The extension has been carefully designed such that an access path of around 900mm wide can be retained. This is wide enough for bins and cycles as well as wheelbarrows. Many houses in the area have had side extensions and as a result have lost their garden access completely. Gardens are substantial so it is important that access can be retained wherever possible.

All the houses will be provided with suitable storage areas for bicycles. The property is situated in a highly sustainable location, a short walk away from Cowley centre with its large shops and supermarkets. There are 3 supermarkets that are situated within 800m walking distance.

Pedestrian paths would be provided and a level entrance will be provided into each unit, wide enough for wheelchair access. The entrance door will be of sufficient width, 838mm in order to allow wheelchair access and have a maximum opening force at the leading edge of 20N.

Handrails and door handles to new doors will be shaped for ease of grip and, along with light switches and socket outlets, will be positioned between 450 and 1200 high for ease of reach. The dwelling would be designed as fully accessible.

Overlooking and Daylight:

There would be some overlooking of the gardens that relate to the dwellings themselves. This is no different than any other typical situation within a built up area whereby there is overlooking gardens from first floor windows.

In terms of daylight, there will be an element of daylight loss from number 10 itself but as the proposed dwelling will be positioned adjacent to the dwelling it will not cause too much in the way of light loss. At

the rear of number 10 on the ground floor, there is already a single storey outrigger that creates some shading for the bedroom window.

As the ground floor of 10A would now project no further backwards than numbers 8 and 10, there will be no real effect upon light. There are a number of windows on the sides of both numbers 8 and 10. These are to landings, hallway and bathrooms etc. None of these windows are windows to primary rooms. As such these should not be factored in when it comes to light loss.

Sustainability:

The proposed dwelling would be built to a good standard in order to conform to a 40% improvement upon current '2013' building regulations with insulation standards.

The contractor will be encouraged to responsibly source local materials and use energy efficient lighting. He/ she will also be advised to show a commitment to employ the best practice, site management principles. An energy statement to accompany the application will be prepared by specialists.

The health and well-being of the residents will be satisfactory by the provision of adequate levels of daylight, sunlight, lower heating bills due to good levels of insulation and further visual improvements to private external space.

Basic building elements of construction will be from responsibly sourced materials as will finishing elements and a Green Guide for Housing Specification rating of 'A' will be strived for in all building elements.

Ecology/ Biodiversity:

A cursory inspection, survey revealed that there were no wildlife habitats for badgers, bats, water voles, white clawed crayfish, newts or any other type of protected species on site.

The proposed dwelling involves loss of an area that is currently hard paved already. The areas are immediately adjacent to the property and development of these areas is not likely to affect wildlife in any way. Planting has been included on the site plan and further details can be provided if necessary. The aim would be to improve upon ecology and nature in the surroundings compared to the existing situation, in so doing, provide an attractive habitat to wildlife that will be around, such as bees, birds, hedgehogs and squirrels.

Our clients intend on providing additional planting to the residential garden areas upon completion. There are no real shrubs that currently exist on the site in the gardens. Additional planting used to enhance the ecological value of the site wherever appropriate could be provided.

As well as providing additional planting my client intends upon building a hedgehog home and bat box. Locations will be carefully selected in order that they are shady and away from potential harm. Both hedgehogs and bats are on the decline, especially in rural areas therefore by building these simple structures in suburban areas by providing safe habitats it hopefully will encourage wildlife to dwell in gardens. Information on how to build these simple structures can be found on the following links:

<https://www.wildlifetrusts.org/actions/how-build-hedgehog-home>
<https://www.wildlifetrusts.org/actions/how-build-bat-box>

My clients are also keen to encourage a safe habitat for birds. They intend on providing a bird feeding station and bird bath probably in the front garden.

Examples over the page show typical Hedgehog boxes, Bat boxes and a bird bath.





Tree Survey, Arboricultural Statement:

This was deemed unnecessary as no trees or bushes are to be affected by the proposals. There are no trees within falling distance of the development and can be retained without it being an issue.

Rights of Way and Countryside Access.

There are no rights of way that are affected by the proposals and no change to, or obstruction of walking, cycling and riding resources or countryside access.

Flood Risk Assessment:

According to Environment Agency's flood risk maps, the property does not lie within areas of flooding from rivers or sea without defenses or areas of extreme flooding.

Crime and community safety:

Alterations to the existing plot and provision of additional dwellings are expected to have a positive effect on community safety. This is due to increased levels of natural surveillance onto the pavement.

Heritage Statement:

We believe that this is not applicable to this project.

Foul Water:

The property is currently served by the local authority drains. A new drainage connection for the proposed dwelling has been indicated on the plans.

Surface Water:

Surface water would be taken to a soakaways at the front or rear of the property. All new hard surfaces would be SUDS compliant. If replaced, the parking space in front of number 10 would be finished in SUDS compliant block paving with open joints on a Geotextile membrane for sand retention on 100mm type 1 granular sub base on subsoil.

Paved/ path areas would be in tiling/ paving with open joints for soakage.

Noise Impact Assessment:

The proposed dwelling will accommodate sound deadening insulation as required by the Building Regulations requirements. There would be a solid walls between the dwellings equal to that of the walls between numbers 10 and 12 as well as 6 and 8. Other dwellings are at a significant distance away not to be affected by the proposed additional unit.

Landscaping Details:

These have been indicated on the site plan. Species of plants etc. Specification of paving etc. to follow at conditions stage if required.

Lifetime homes:

The proposed dwelling has been redesigned in a way such that it will meet the criteria set out by the Lifetime Homes Criteria as best as possible.

Criteria 1: (Parking space widths) Not relevant as the dwelling is to be car free.

Criteria 2: (Approach from dwelling to parking) Not relevant as the dwelling is to be car free.

Criteria 3: (Approach to entrances) The site is flat therefore a level access into the proposed and existing dwelling would be provided. Access paths would be smooth and of a firm surface.

Criteria 4: (Entrances) An Access width of 800mm clear would be provided into the new dwellings.

Furthermore level access over the threshold would be provided and external lighting.

Criteria 5: (Communal stairs) Not applicable as the staircase is within the proposed property.

Criteria 6: (Internal doors and hallways) Clear opening to doors and hallway widths to comply

Criteria 7: (Circulation spaces) The kitchen, living spaces and hallway would have sufficient widths and allow for the turning of wheel chairs. The bedrooms of the proposed dwelling are of good size. If necessary the sitting room could be used as the bedroom if required.

Criteria 8: (Entrance living space) The dwelling is to be provided with sufficient living spaces on entry level.

Criteria 9: (Temporary bed space) This could easily be provided within the sitting room.

Criteria 10: (Entrance level WC and shower) A good size bathroom is to be provided to the first floor of the dwelling.

Criteria 11: (Walls bathroom) The walls to the bathroom would be of solid construction and therefore could provide adequate fixing for grab rails etc.

Criteria 12: (Stairs/ through the floor lift) The stairs would be suitable for a stairlift if so required at a later date. It isn't a straight run but there are types available that accommodate turns.

Criteria 13: (Potential for hoists) Ceilings would provide adequate strength for future hoists although this would need to provide access between the bed space and the shower room.

Criteria 14: (Bathrooms) Covered above, there is only to be one bathroom and ground floor cloakroom.

Criteria 15: (Glazing to living room) As there are Bifold doors to the living room of the proposed dwelling, it would be possible for one to see out and enjoy the garden whilst seated.

Criteria 16: (Services) Electrical services will be positioned at heights described.

Conclusion:

We have thought carefully about the design and appearance of the dwellings in order that the character of the area will not be affected. We have come up with a design that would respect the locality and immediate neighbours' privacy. We have reviewed the outcome of the recently refused application and tried to overcome the issues raised as best as possible. There are many examples of redevelopment projects such as the ones in Rosehill built by the council themselves where 3 houses have been placed on the plots that were originally associated with 2 houses. There are many examples of subdivisions that are set within Cowley and Florence Park. Each site is different and should be assessed upon its own merit. This site appears to have the potential for such a development given the fact that our client owns both houses and there is sufficient width. Proposals would not set a precedent as there are not many other situations whereby this would be possible, moreover many of the houses on the estate have side extensions already.

To conclude, the changes to this property and creation of a residential unit would not have a detrimental effect on any of the neighbouring properties or on the area as a whole. There would be no significant change to the street scene other than that of a typical extension, set back from the frontages. Most importantly a good sized attractive additional residential unit will be created that will be more affordable than other larger properties in Oxford. The unit that would be created will go towards quotas set in order to address the national housing shortage. Good quality accommodation would be provided within an already built up area reducing the need to develop in the longer term on green field sites. Our clients are willing to put in the funds and these dwellings will stand to provide attractive homes for many future occupants to come. Houses are desperately needed and there are not many plots within the city that offer such a potential for a house of decent width, even on corner plots. The gap would be lost but the importance of being able to provide a family with a home should outweigh this concern.