

DESIGN AND ACCESS STATEMENT

EXTENSIONS TO NO. 25 FAIRFAX AVENUE, OLD MARSTON, OXFORD



Site Context:

25 Fairfax Avenue is a one of a terrace of four houses built in the 1950s on an estate of similar houses originally as council housing. It is on a good sized rectangular shaped plot that is comparable to other plots in the area. It backs onto some woodland that is adjacent to Exeter college sports grounds. The house has three bedrooms and apart from having had a porch extension is in its original form. To the ground floor, there is a through lounge on one side and a kitchen diner on the other side of a central staircase. There is an outbuilding at the end of the garden.

Fairfax Avenue is within Old Marston but outside of the village and conservation area. Fairfax Avenue is situated off and runs perpendicular to Rippington Drive and Mortimer Drive. There are local shops on the nearby Old Marston Road and Salford Road. There is a local primary school (St. Nicholas') on the nearby Raymund Road. There are good local bus services along Oxford road within a 3 minute walk from Fairfax Avenue on Oxford Road. Buses serve the JR Hospital, Oxford city centre and Abingdon.

Many of the houses on Fairfax Avenue and surrounding roads have been extended in recent years to the side and rear. There are also a number of single storey front extensions.

Planning History:

According to the public access site on the council's website, there have been no registered Planning applications for 25 Fairfax Avenue.

The Proposal:

The proposed extension would be part single storey and part two storey. It would be a rear extension to the mid terraced house. It would have an overall depth of 4m. It would be two storey to the central part away from the boundaries to either of the adjoining houses. This is in order to minimize impact upon neighbours.

The extension would feature gabled roofs to match the main roof and be finished in interlocking concrete tiles in a grey/ brown colour. Walls would be finished pebble dash render then painted white to match the existing. Bifolding doors would be in white or grey powder coated aluminium and windows would be in white UPVC to match the existing.

There are number of similar part single/ part two storey rear extensions, for example at numbers 5, 7, 20 and 26 Fairfax Avenue. Also slightly further afield at 49 and 51 Rippington Drive, 2, 6 and 10 Cromwell Close finally at 17 and 27 Mortimer Drive. These are all of the same house type.

The extension would allow for an extra bedroom with ensuite, office for working from home and an opened up an enlarged kitchen/ dining/ living space. There would be a good sized garden retained. The living areas would relate well to the garden areas.

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

Access arrangements will remain as existing. There is parking for one or two cars at the front driveway. There is a small bicycle storage shed that exists within the front forecourt area. It is proposed that this would move towards the front boundary and that there would be a hedge to screen this from the pavement. This is in order to allow for a larger window at the front to what would become a bedroom or ground floor multipurpose room. The

window opening had been reduced in size previously from what would originally have been a door opening.

Bins would continue to be kept in their current position though it is work noting that these will be better screened by the positioning of the hedge and bicycle shelter. Occupancy levels are not to be increased due to the proposals; therefore this amount of parking and storage should be adequate.

The outbuilding in the rear garden would also serve as a storage facility for bicycles and gardening equipment as well as outdoor furniture.

As discussed above the property is well situated for public transportation.

Sustainability:

The house has recently been refurbished. Where possible, the existing part of the house would be carefully refurbished and brought up to current standards, in terms of heat losses and wherever possible, insulation would be added and thickened up in order to perform better thermally. New extensions will be built to current Building Regulations standards which since last year have had significant changes involving more insulation and better sustainability.

The contractor will be encouraged to responsibly source, local materials and use energy efficient lighting. He will also be advised to show a commitment to employ the best practice, site management principles.

The existing shrubs that are on the site in the back garden are to be retained with additional planting used to enhance the ecological value of the site wherever appropriate. Our clients intend on providing additional planting to the garden areas upon completion.

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 additional insulation wherever possible 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.

Tree Survey, Arboricultural Statement:

There is an area of woodland behind the application site with there being some fair sized trees at the back of the outbuilding. These trees are situated at a distance of 15-20 metres from the proposed extension and are not within falling distance of the works.

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 the Environment Agency's flood risk maps, the property has its garden on the edge of flood risk zone 2 and close to flood risk zone 3 for the river Cherwell. It is also highlighted on the .GOV.UK website as having a medium risk of surface water flooding. As such an assessment will form a part of the submission.

Crime and community safety:

Alterations within the garden area at the rear of the property are not expected to have either a positive or negative affect on community safety. Work is purely being done for the benefit of the residents but it will also benefit any future occupants in the years to come.

Biodiversity:

We believe that this is not applicable to this project. The area of the proposed outbuilding is already covered in decking that is thought to be on a concrete base. Upon completion, it is proposed to sort the garden out and add some decent planting that will attract bees and other wildlife.

Heritage Statement:

We believe that this is not applicable to this project.

Foul Water:

The property is currently served by the local authority drains. No new connections to this are being proposed.

Surface Water:

Surface water would be taken to a soakaway at the rear of the property.

Daylight issues and overlooking:

The extension has been carefully designed such that the two storey elements are as far as possible away from the neighbours on either side. Number 23 is a mirrored version of that of number 25. On the ground floor there is the kitchen which features a small window close to the boundary, then a door, then a large window. As the large window is considered to be the main lightsource, this is furthest away and as such we would be clear from the centre of this if the 45/25 degree angle rules are applied. To the first floor, there is a bathroom closest to the boundary followed by a toilet window and the landing window. As such no principle rooms close to the boundary. Number 27 is also a mirrored version of that of number 25. Closest to the boundary, there is the sitting room window. It is however important to note that this is a through room with a large window also at the front. As such a 4 metre deep extension that is single storey where close to the boundary should not impact too much upon light or be overbearing. To the first floor, there is a bedroom window adjacent to the boundary. We have planned the extension such that it would be clear of the 45 degree angle line off the centre of this window.

There would be overlooking from an extra first floor bedroom this however would not be dissimilar compared to any situation that is typical in the city. There are no houses behind that suffer from overlooking.

Conclusion:

To conclude, the changes to this property in the Old Marston area would not have a detrimental effect on any of the neighbouring properties or on the area as a whole. The proposed extension has been carefully designed in a way such that it should complement/enhance the appearance of the existing house and should not alter the character of the locality. There should be no overlooking and the proposed alterations/ extensions should not affect the amenity levels of the neighbouring houses. My clients wish to improve the house for their own benefit. The garden size retained is considered to be more than adequate especially as the house is well situated for local amenity spaces such as University Parks, the Milham Ford nature reserve and Marston Rec.