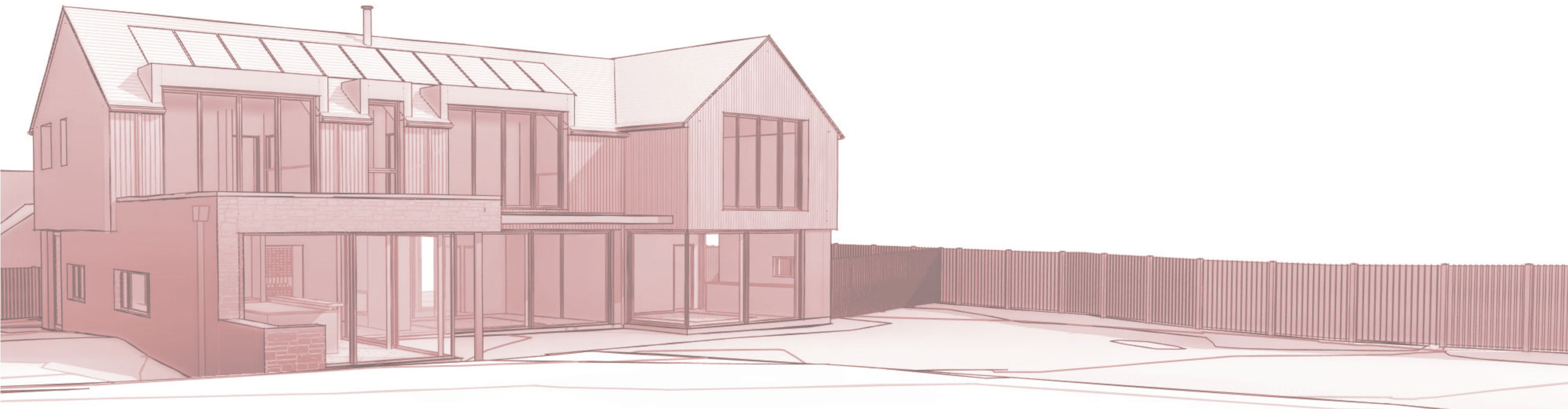




**ENZA**Architects

**21\_014 - Narnia**

Design and Access Statement



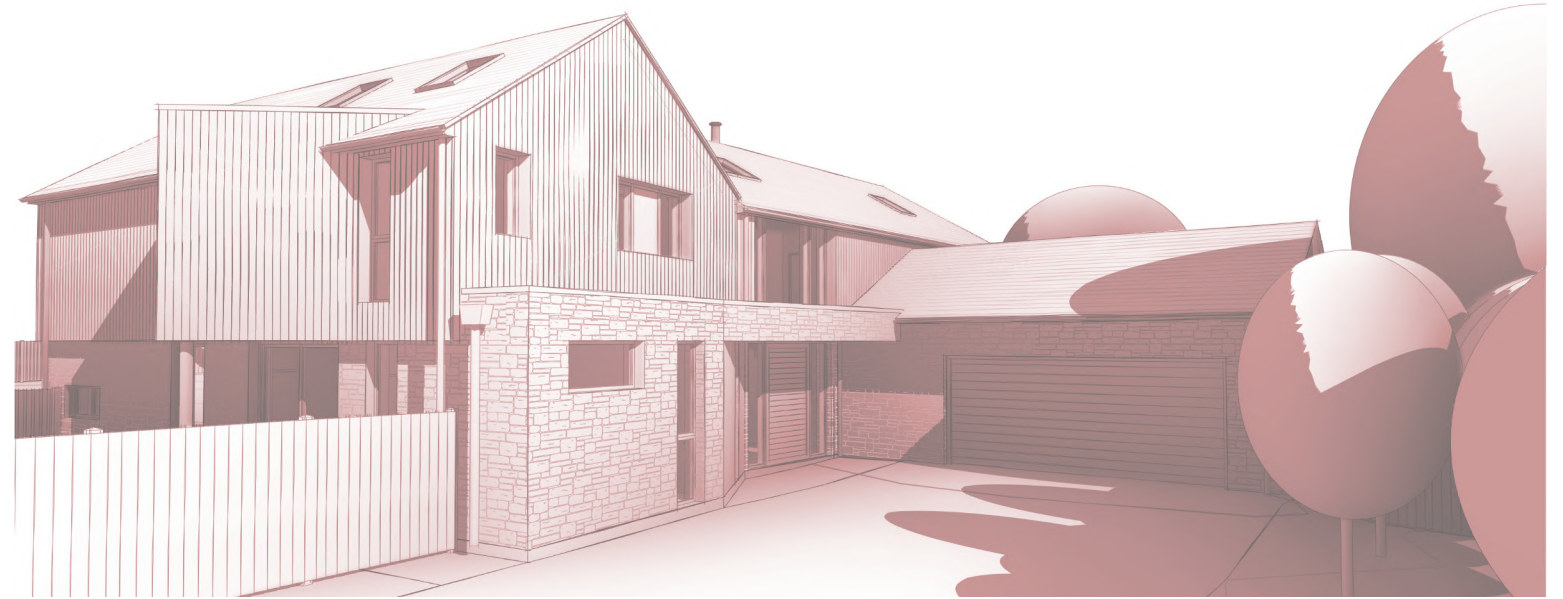
## DESIGN AND ACCESS STATEMENT

PROJECT: REPLACEMENT DWELLING AT NARNIA, 8 LEWIS CLOSE, RISINGHURST, OXFORD, OX3 8JD  
DATE: DECEMBER 2023  
REVISION:



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## 1.0 Introduction

This design and access statement has been prepared by Enza Architects Ltd. and accompanies a planning application submitted on behalf of Mr D & Mrs A Gibbon, to the Oxford City Council for the proposed demolition and replacement of the existing detached dwelling at 8 Lewis Close, Risinghurst.

The purpose of this statement is to outline the context of the site and to provide details of the proposed development.

This document should be read in conjunction with the drawings and documents submitted:

- 21\_014 - L01 - LOCATION PLAN
- 21\_014 - P01 - GROUND FLOOR - AS PROPOSED
- 21\_014 - P02 - FIRST FLOOR - AS PROPOSED
- 21\_014 - P03 - ROOF PLAN - AS PROPOSED
- 21\_014 - P04 - ELEVATIONS - AS PROPOSED
- 21\_014 - P05 - ELEVATIONS - AS PROPOSED
- 21\_014 - P06 - BLOCK PLAN - AS PROPOSED
- 21\_014 - P07A - ROOF PLAN - AS PROPOSED
- 21\_014 - P08A - SITE PLAN - AS PROPOSED
- 21\_014 - P09A - PLANTING SCHEME - AS PROPOSED
- 21\_014 - SU01 - PLANS & ELEVATIONS - AS EXISTING
- 21\_014 - C01 - CIL PLANS
- 43878 - TOPOGRAPHICAL SURVEY

Planning Consultant: Alex Cresswell (JPPC)

- 8 Lewis Close - Planning Statement

Heritage Consultant (JP Heritage)

- 8 Lewis Close - Heritage Statement

Ecologist: Oliver Bevan (Windrush Ecology)

- Protected Species Survey Report, submitted as part of this application

Arboriculturalist: Sarah Venners (Venners Arboriculture)

- Tree Survey Report for 8 Lewis Close, Risinghurst November 2023 rev1



Google map aerial photo of the site and wider context

## 2.0 Site Description and Context

This application is located at the end of Lewis Close in the town of Risinghurst.

The application site consists of a two-storey detached dwelling, that sits towards the front of the site centrally across the width of the site. The existing building is of brick construction under tiled roof.

The site is positioned behind C.S. Lewis's House, The Kilns, and backs onto the C.S. Lewis Nature Reserve.

The site is relatively flat with a gradual natural slope from the front up towards the South boundary at the rear. The location of the site allows for beautiful views to the south of the C.S. Lewis Nature Reserve and Shotover.

There is significant natural screening from existing trees along all four boundaries and this is proposed to be supplemented through a comprehensive planting enhancements scheme submitted as part of this application.

Detailed topographical and existing building envelope survey drawings have been prepared of the site and existing buildings. This has been used to analyse site opportunities and constraints which have informed the design to ensure that the proposed dwelling fits within the site and wider context.

The properties along Lewis Close and the surrounding area are a mix of one-and-a-half and two storey dwellings, with pitched roof construction, utilising stonework, brick, timber boarding, and clay or slate roof tiles.



View of site from Lewis Close



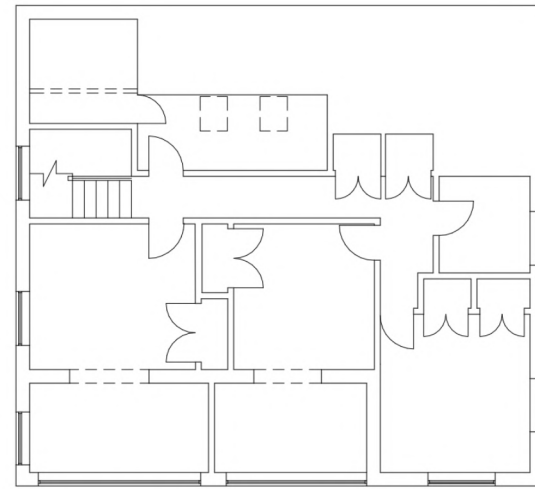
Rear Elevation of Existing House



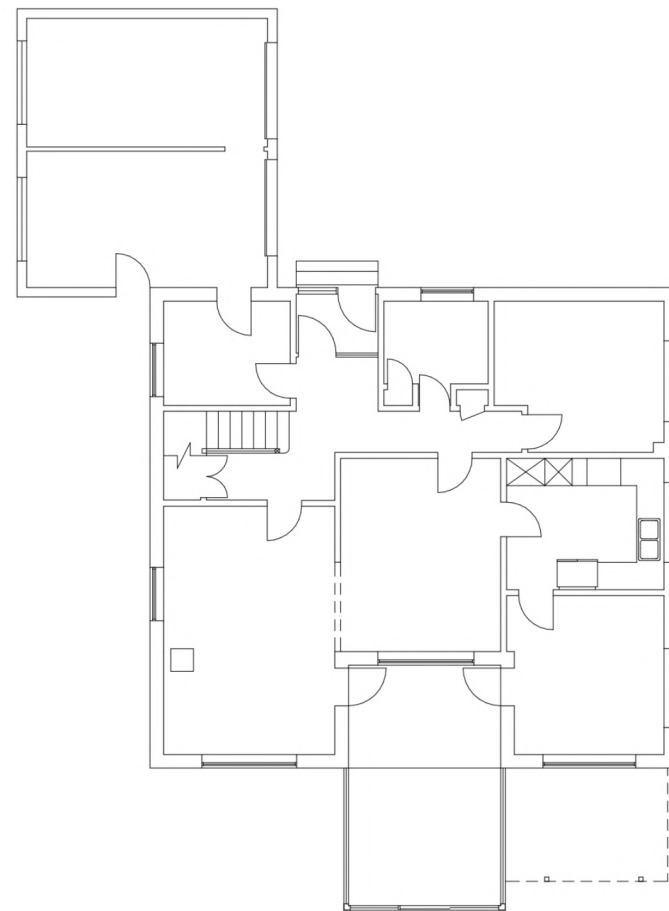
South East view of Existing House



The Kilns



FIRST FLOOR



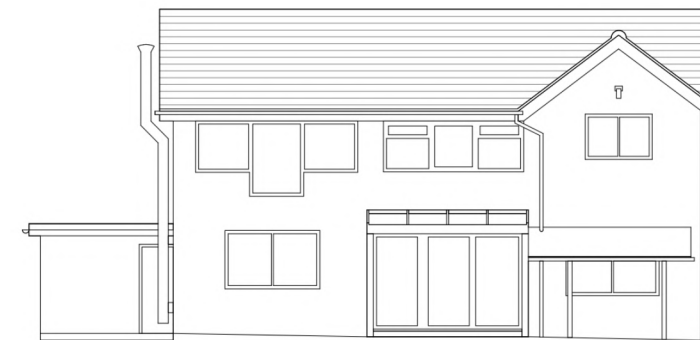
GROUND FLOOR



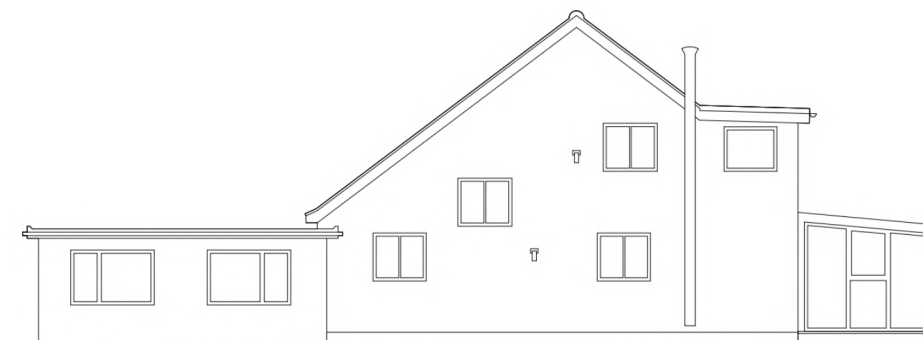
NORTH



EAST

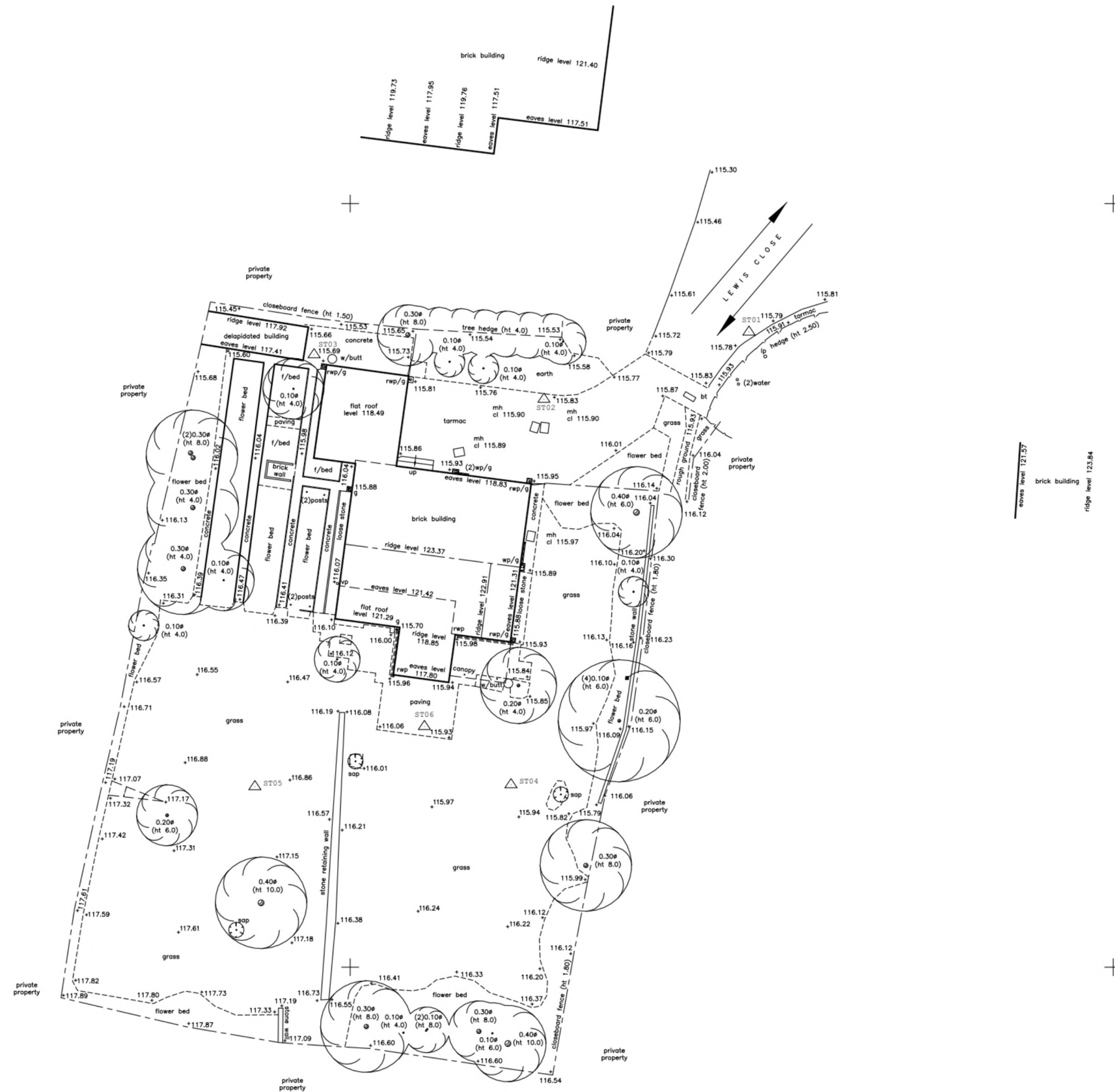


SOUTH



WEST

## Plans and Elevations - As Existing



Site Plan - As Existing

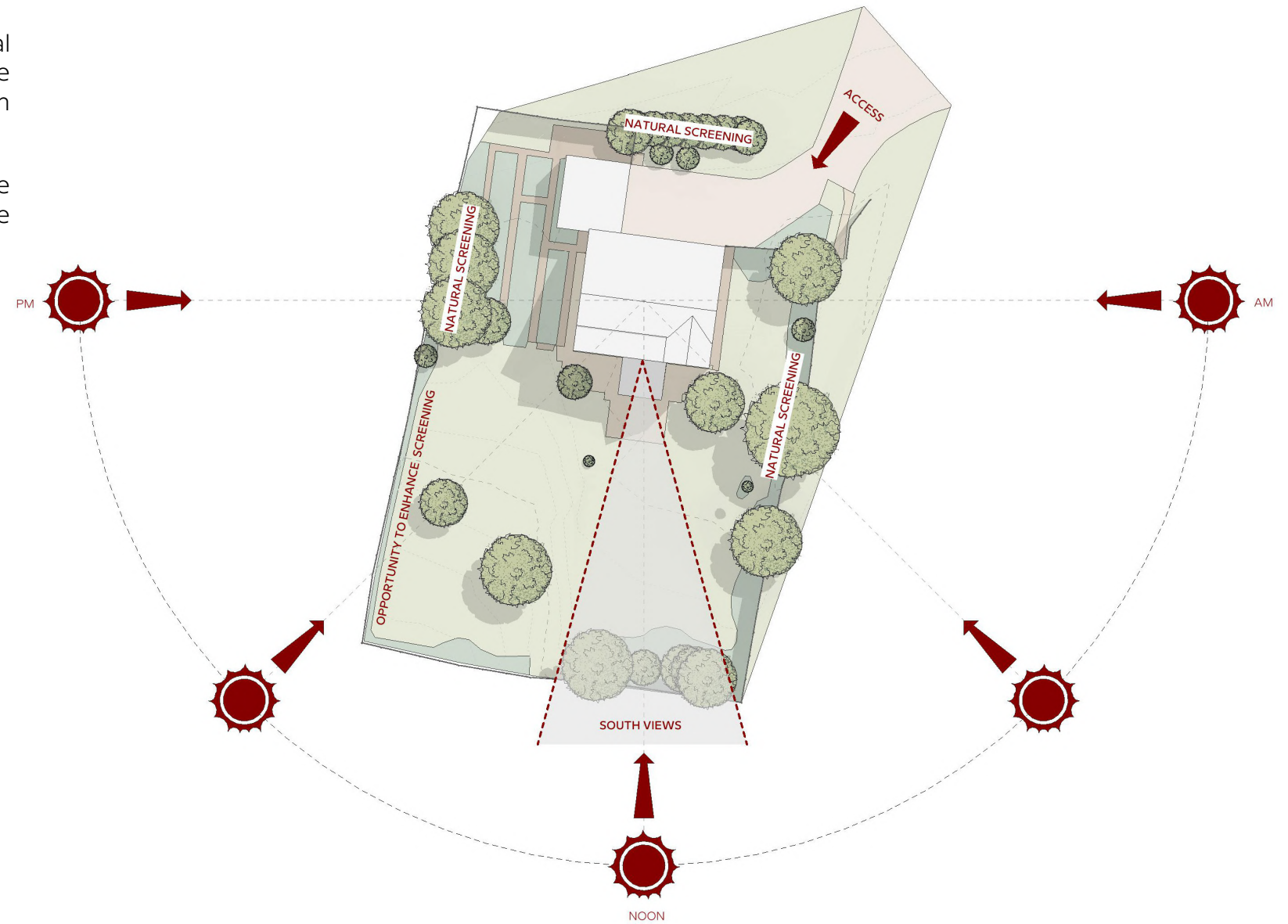
## 3.0 Amount

The application site occupies an area of approximately 0.16 hectares.

This proposal seeks to replace the existing dwelling with footprint area of approximately 180sqm, with a detached dwelling with footprint area of approximately 243sqm.

One of the main features of the site is the large garden to the rear. The proposal retains this feature with the replacement dwelling benefiting from private amenity space of approximately 0.084 hectares to the rear, with a garden depth of approximately 28m.

Surface parking space for a minimum of 2 cars will be retained to the front of the property, with additional secure parking for 2 cars provided within the replacement double garage.



Site Plan - Opportunities and Constraints



## 4.0 Layout

The neighbouring houses to the west of 8 Lewis Close, along Netherwoods Road, are largely semi-detached and terraced houses, set back approximately 15m from their rear west boundaries. The neighbouring houses, to the North of 8 Lewis Close, along Lewis Close, are predominantly detached dwellings, located centrally within each plot.

The wide site offers an opportunity to create a larger family dwelling, arranged and orientated to take better advantage of the views to the south and improve the relationship of internal living areas with the garden. As such, the internal layout of the proposed dwelling is designed to provide maximum amounts of daylight and connection with the garden areas and views beyond.

The proposed replacement dwelling comprises of a similar main pitched roof form to that of the existing, with the addition of a gable projection and single storey flat roof projection to the rear. The rear gable projection has been oriented to face directly south, to optimise the views in this direction.

The main dwelling has been set back from the north boundary, along the footprint of the existing building. This setting back coupled with the single storey garage and existing mature trees along the North boundary, provides a buffer and screening between The Kilns and 8 Lewis Close.

The single storey rear kitchen wing, extends out along the west boundary, minimising built form along this side of the site whilst enhancing connection to the garden from these primary ground floor living space.

The rear gable projection, together with the single storey kitchen projection create a private U-shaped patio and outdoor living/dining area.

All first floor bedrooms are designed with aspects to the rear gardens as well as views beyond of C.S. Lewis Nature Reserve.

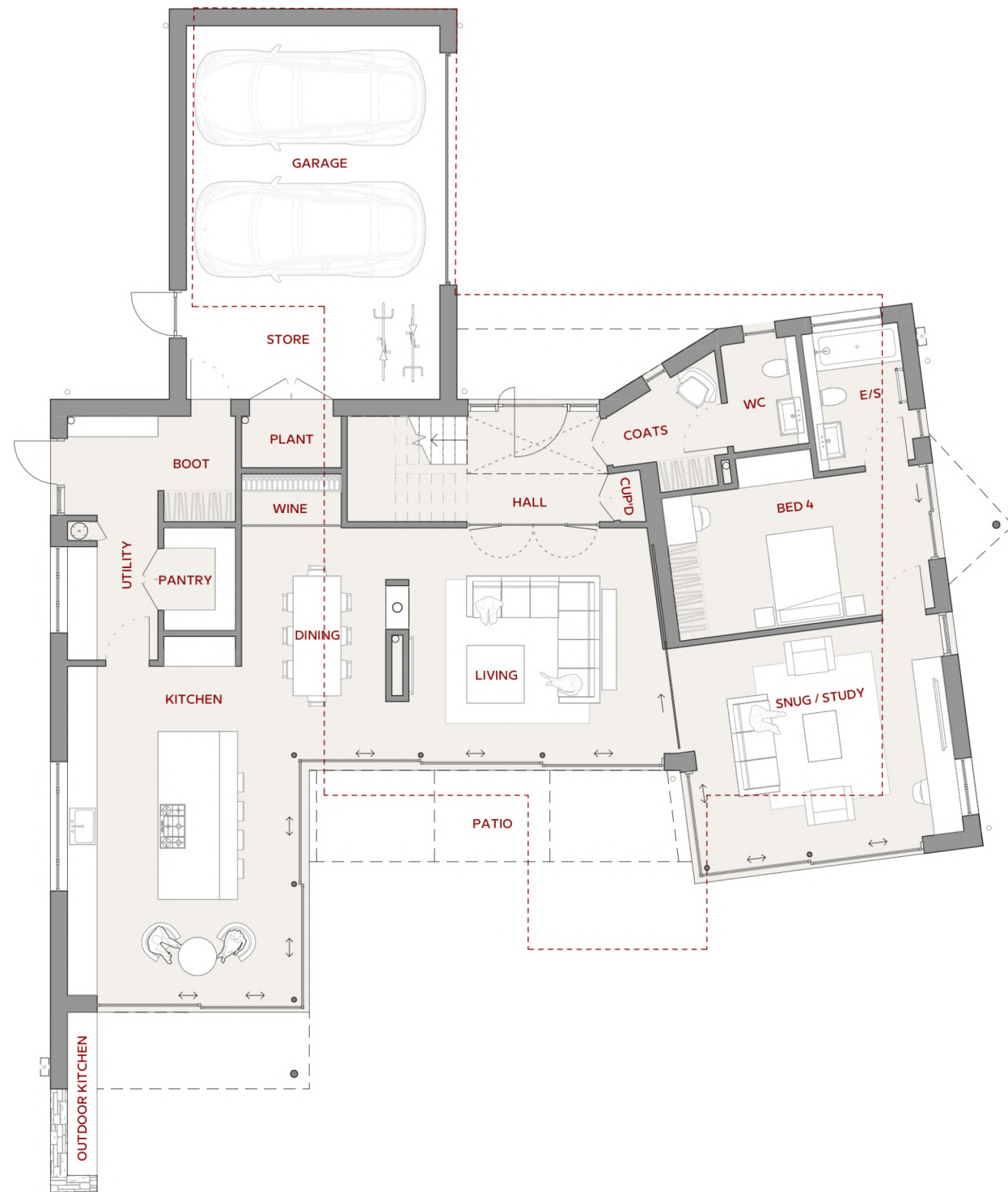
The design has been developed to achieve the most efficient use of the site with a density commensurate with existing developments and existing houses in the vicinity.

The scheme is designed to create natural surveillance over the site frontage, creating a safe, secure environment.

Where possible the design of the proposed dwelling maximises the accommodation provided within the building envelope.



Block Plan - As Proposed



Ground Floor - As Proposed



First Floor - As Proposed

## 5.0 Scale

The overall form and massing of the building has been designed to be respectful to the context of the site and how it relates to the neighbouring properties.

The proposed arrangement has been designed as a primary traditional pitched-roof form, with simple aesthetic, as a nod to the existing dwelling and surroundings.

The existing dwelling to be replaced has an approximate ridge height of 7.5m, with the proposed replacement having a comparable ridge height of approximately 7.8m.

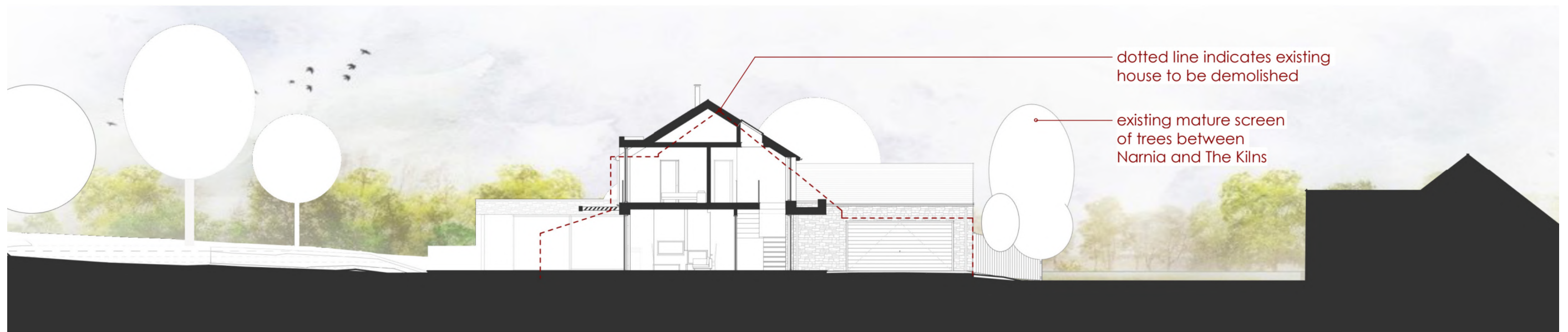
The general articulation of the building has been kept to clean, simple forms with traditional spans and roof pitches with openings located in response to the site opportunities and constraints.

The overall form is broken into components to assist in reducing the effective scale and impact of the buildings. These elements include pitched roof forms, roof lights, flat-roof dormer windows, horizontal solar shading and single-storey elements to create a language of traditional architectural components enhanced with contemporary detailing and agricultural materials.

The proposed dwelling sits largely over the footprint of the existing, with the existing flat-roof single garage to the front proposed to be rebuilt on the same footprint, in a single storey pitched roof form.



Site Roof Plan - As Proposed






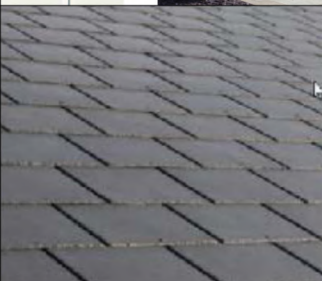


Site Section - As Proposed

## 6.0 Appearance

The palette of materials has been chosen with reference to the local building stock as well as a contemporary interpretation of the existing buildings and the surroundings. This will assist in providing a visual connection to the site and context as well as assist in integrating the development into the street scene.

The material palette consists of dark timber boarding, natural stone, slate roofing, and metal sheet cladding.

The careful combination of these materials combined with larger areas of glazing provides a simple aesthetic which compliments the building style. The size and proportion of openings have been designed to maximise the natural light within the buildings and enhance the external and internal spaces.

	SAMPLE IMAGE	DESCRIPTION
WALLS		Dark vertical timber cladding
WALLS		Natural Cotswold Stone
DORMERS AND BAY WINDOWWS		Metal sheet cladding
ROOF		Natural Blue Slate
WINDOWS / EXTERNAL DOORS		Aluminium Colour: Ral 7016 Anthracite Grey
ROOFLIGHTS		Velux rooflights to match external windows and doors

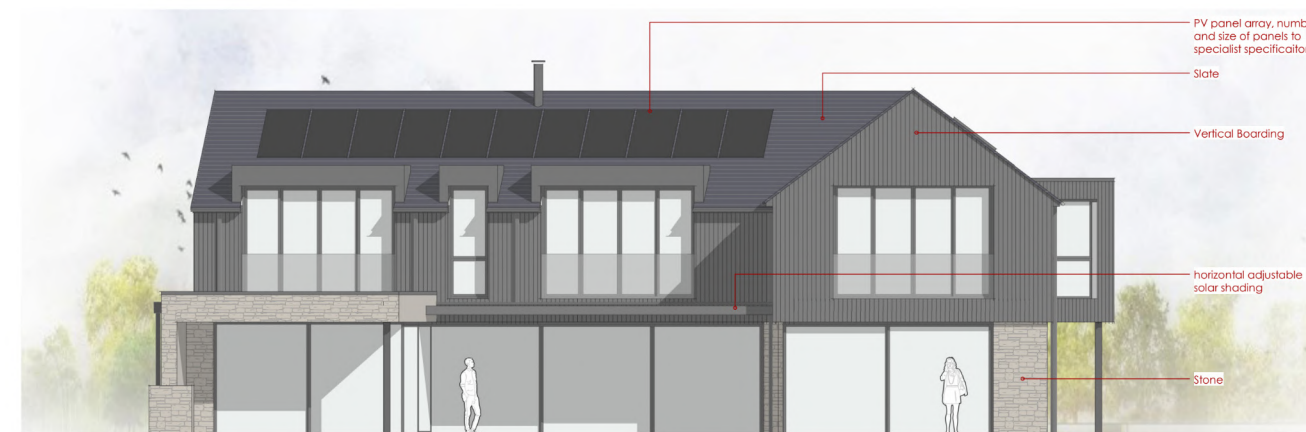
Material schedule



NORTH



EAST



SOUTH



WEST

## Elevations - As Proposed

## 7.0 Sustainability

The proposed development would seek to promote sustainable design and reduce carbon emissions. The development will make more efficient use of a large site.

With regards to OCC's Sustainability Strategy Policy pertaining to the promotion of sustainable design, we can confirm that, in general, materials employed in the construction of the development would be selected for their appropriateness, sustainability, robustness and longevity, and where possible would be obtained locally. All timber would be obtained from a local sustainable source where possible.

In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door openings. Air leakage from the buildings will also be minimised by the adoptions of good detailing and responsible workmanship. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

Energy consumption will be minimised by employing all or in part the following measures:

- High performance double glazing;
- Heat pump heating and hot water system;
- Inclusion of wood burning stoves;
- High levels of insulation to floors, walls and roofs;
- High level of natural lighting and ventilation;
- Passive solar gain via orientation and layout;
- Solar shading
- Grade 'A' appliances where supplied;
- Integrated energy management controls;
- PV Panels
- EV charging
- User information, highlighting energy efficiency.

It is key objective to ensure a good level of natural light to form links to the outside. This would be achieved by the positioning and size of windows.

Water:

Besides the desire to reduce energy consumption there is also a necessity to reduce both the consumption and waste of water. The following measures will be adopted that will assist in achieving this:

- Flow restrictors fitted to all taps
- Dual flush cisterns
- Water butts installed for rainwater collection, for garden watering



## 8.0 Daylight and Sunlight Assessment

The replacement building has been carefully considered to minimise the proposal's impact on the adjacent properties. Careful consideration has been given to the scale, bulk and location of the building to ensure the development does not have an adverse or detrimental effect on the neighbours in terms of light or overbearing. The proposed building would be sited within the area of the existing house, with a slight increase in footprint. The general form of the detached building, with pitched roof running side to side, follows the form of the existing house it replaces but with a slight increase in height and footprint. This increase in height will have negligible effect on the adjoining properties and their access to light.

Windows and rooflights have been carefully considered and will provide good levels of natural daylight to all areas of the building. The profile and heights of the proposals have been carefully considered to minimise the proposal's impact on the adjacent properties. Careful consideration has been given to the scale, bulk and location of the dwelling to ensure the development does not have an adverse or detrimental effect on the neighbours in terms of light or overbearing.



## 9.0 Planting Enhancement

The proposal indicates 3no. Existing trees to be removed to accommodate the replacement dwelling.

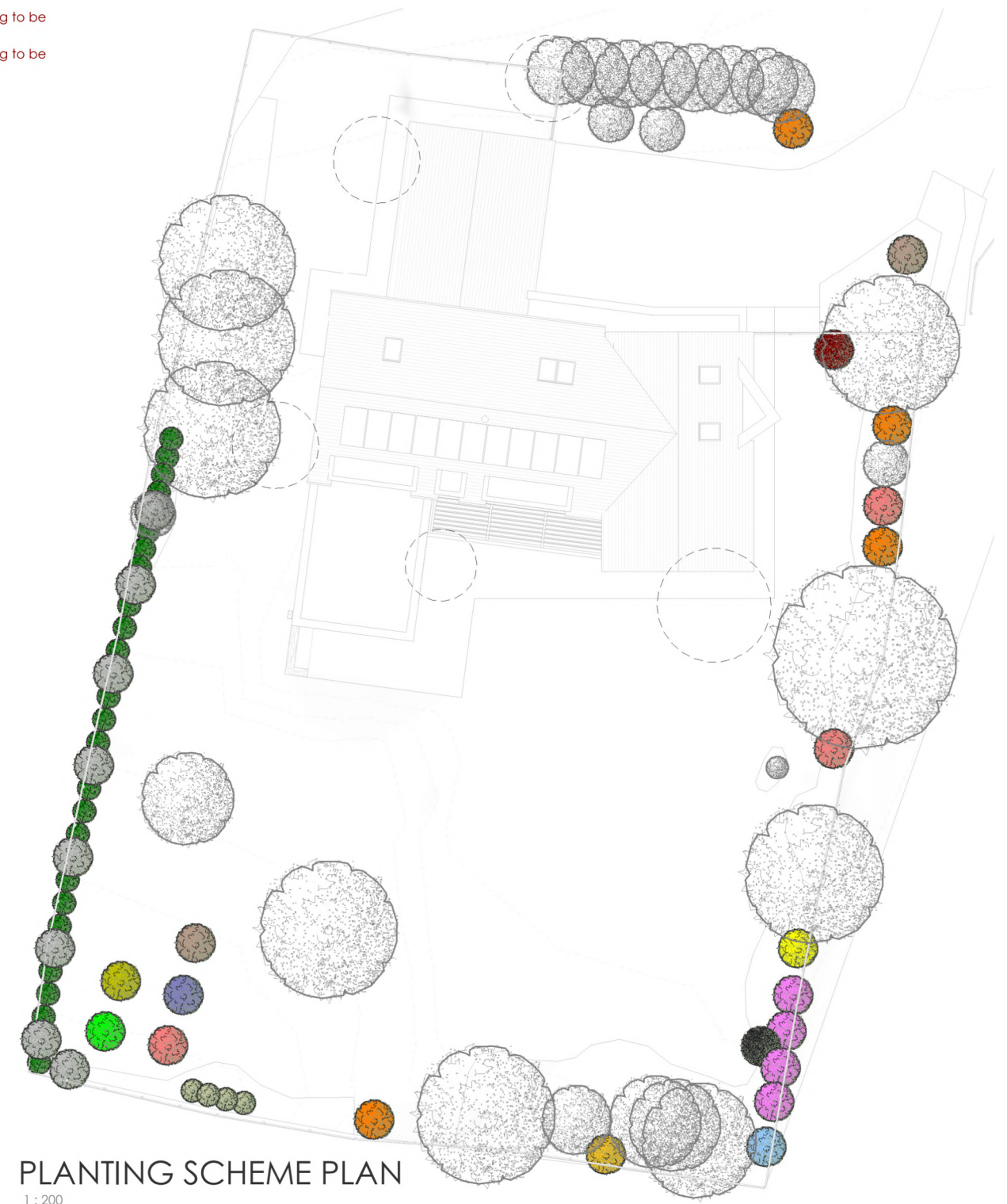
The clients have a dedication to enhancing the planting and biodiversity as part of the overall works for the site, and as such have proposed a planting enhancement scheme to be implemented.

The planting enhancement scheme proposes the planting of over 50 species of trees and hedges, to not only offset the trees to be removed but also augment the existing mature trees along the site's boundaries.

The majority of the proposed planting is along the west and east boundaries to enhanced the natural screening of the site over years to come.

### KEY

- Existing Trees/Planting:**
- Assorted Existing Trees/Planting to be retained (27)
  - Assorted Existing Trees/Planting to be removed (3)
- Proposed:**
- Laurel (4)
  - Portuguese Laurel (24)
  - Silver Birch (8)
  - Magnolia (4)
  - Cherry (3)
  - Fig (2)
  - Apple (1)
  - Pear (1)
  - Plum (1)
  - Ceanothus (4)
  - Blue Hibiscus (1)
  - Bay Tree (1)
  - Black Sambucus (1)
  - Gold Sambucus (1)



Site Plan - As Proposed

## 10.0 Access

The existing pedestrian and vehicular access from Lewis Close is to be retained.

The arrangement of the new dwelling and forecourt areas will retained surface parking for minimum 2no. vehicles, with a further 2no. secure parking for vehicles provided within the replacement double garage.

The existing dwelling has a stepped approach and as such is not accessible to wheelchair users. The proposed dwelling incorporates level entrances, allowing for access for wheelchair users and the ambulatory disabled.

Bicycle storage and EV charging is provided within the replacement garage.

Bin and recycled waste storage areas together will be provided as indicated on the drawings.



Site Plan - As Proposed

## 11.0 Noise Assessment

The site is located within a residential area on quiet road. The detached single replacement dwelling is an appropriate use for this location and is in keeping with the nature of the area and the existing use of the site. Given the location and use of the building we don't believe a full noise assessment is required.

## 12.0 Summary & Conclusion

This development provides an opportunity to provide a high-quality family home, commensurate with the size of the site, but to a scale and style that is both representative and respectful of the neighbouring properties.

The design has been developed to achieve the most efficient use of the site.

The breaking down of the buildings into individual forms to provide articulation and elements of subservience, combined with the sensitive choice of materials, will ensure that the development on completion will complement as well as sit comfortably within its context to create a dwelling with simple but well-mannered proportions.

The proposal demonstrates a commitment to environmental responsibility by integrating a heat pump system for efficient climate control, solar panels to harness renewable energy, solar shading to manage solar gains, and EV charging infrastructure. These technologies not only enhance the project's efficiency but also reduce the carbon footprint of the project, demonstrating a dedication to a more sustainable future.

The proposed planting enhancement scheme demonstrates a further commitment to the site and its natural surroundings, by enhancing the natural features of the site and promoting biodiversity.

We have carefully considered the overall appearance and contextual impact of the proposal and trust it to be an appropriate scheme in its form, scale, language, and materials and we very much hope that the application can be supported.

