

DESIGN STATEMENT FOR PROPOSED EXTENSION TO DWELLING 37 NICHOLSON ROAD, OXFORD

INTRODUCTION: This Design & Access Statement accompanies an application for the erection of a two storey side extension to the dwelling. This statement has been written to comply with the requirements of Article 4C of the Town & Country Planning Act (2005). The key objective of this proposal is to obtain planning permission for the proposals.

PLANNING HISTORY: Please examine council records.

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 a Conservation Area. The building is not a Listed Building nor is it close to or impact upon any adjacent Listed Buildings.

FLOOD RISK: A preliminary check online with the Environment Agency notes that the site is not located within a flood plain. See Appendix 1.

EXISTING USE: The site sits on Nicholson Road, a secondary road in the residential area of New Marston to the south of the city centre. Nicholson Road is made up of a mix of terraced houses and semi-detached (linked) dwelling. These are generally address the highway and are located to both sides, although do not a uniform relationship to each other, with stepped facades along terraces and inset linked garages. In addition, these follow the path of the highway, which sweeps around in a wide arc to meet Hayes Close. The street scene is relatively open with many of the properties not having front boundaries and sitting close to the pavement. Some have low level hedge planting and there are only a couple of trees along the length of the street.

Nicholson Road connects to Marston Road, a main thoroughfare leading into and around the city. Marston Road is a major public transport route, including public transport as well as cycle lanes, ensuring that Nicholson Road is in a sustainable location. The nearest shops and other services are located on Old Marston Road, approximately 500 metres north of the road. Additional services are located a little further afield on Headley Way.

No. 37 is a typical modern style dwelling and reflects properties of the age, with little or no architectural detailing. It is the end of a group of dwellings that are link attached by

garages or terraced and are located to the north of the highway and on the outer curve of the road itself. To the south and west of the site is Parry Close, a small cul-de-sac with similar properties.

The property is a modest three-bedroom dwelling that fronts the highway to the east; the dwelling benefits from a garage and hardcourt standing served from Parry Close providing a rear entrance via the garden which has been bounded by a 1.8 metre fence set back from the boundary and forming an open garden space. The detached garage sits to the south on Parry Close following the line of terraced properties. The dwelling is two storey and has a dual pitched roof with with concrete interlocking tiles. The dwelling is finished with facing brickwork to the elevations; there are upvc replacement windows. The rear garden is bounded by a 1.8 metre high timber fence.

The property is not located within the Conservation Area or Area of Outstanding Natural Beauty. The building is not listed and is not near or adjacent to listed buildings.

DESIGN CONSIDERATIONS: The proposals involve a two storey rear extension to the dwelling to create additional accommodation. The scheme in its design development stage has given due consideration to local constraints and opportunities in accordance with local planning policy. These points will now be broadly discussed below:

The extension proposed simply extends the existing built form to the rear of the original dwelling. The extension also includes a part single storey extension, which wraps around the rear section of the house and lines through with the existing rear extension. The extension creates at ground floor level a large separate lounge-study to front and a larger kitchen dining family space room to the rear, opening directly onto the garden. At first floor level a new access is created directly off the first floor landing and this forms access into the new space which is three new bedroom with ensuite. A dormer is also incorporated to the rear with new stepped access created from the first floor serving the three new bedrooms with ensuite.

The design incorporates little architectural detailing to ensure that the new building matches harmoniously with the original. Similarly, the fenestration has been chosen to reflect the existing with plain side hung casement windows and top hung lights as appropriate. The rear window to the extension at floor levels lights the bedrooms and will be obscure glazed. This ensures that the privacy to the rear gardens to No. 37 Nicholson Road is maintained.

In terms of materials, the proposed palette of materials has been chosen to reflect the existing dwelling with facing brickwork to external walls; concrete interlocking tiles to the roof and upvc plain casement windows with a white frame colour. In this way, the style of the building will match with the original and street scene generally.

ACCESS EXTERNAL: The main entrance to the original dwelling is to be retained and a further access is available via the folding sliding door screen to the rear from Parry Close/ These will have a level threshold in accordance with regulations.

PARKING PROVISION: The dwelling currently benefits from a detached garage to the southern end of the rear garden. An additional parking space is formed with the vehicle hardstanding immediately adjacent to and front to the garage. The proposals involve retention of this space and retention of further off street-car parking space for two cars. Thus the provision for the proposed dwelling is four off street parking spaces, which is in lines with vehicle standards in accordance with OCC Highways recommendations. Whilst there is an existing dropped kerb, this can easily be extended for ease of access for the second vehicle.

CYCLES: There is sufficient secure cycle space within the Garage on Parry Close with access to rear garden adjacent to the extension, for multiple cycles.

WASTE STORAGE: The dwelling has provision for the collection of waste. The design incorporates a bin store at rear of the rear-garden close to the garage which accesses the highway at Parry Close, which is the most accessible for refuse collection and at the same time does not affect the

quality of the living accommodation, being sufficiently located away from windows and doors. Located in this position also ensures that the main private amenity space and street scene is unaffected by such clutter.

Construction Considerations

The proposal involves the construction of a two-storey rear extension with a dormer.

The works to require the following:

1. Demolition of rear wall of No.37 Nicholson Road and roof.
2. Removal of all internal floors and walls.
3. Replacement of internal floors with block and beam and concrete screed.
4. Replacement of all internal timber clad walls with Aerated autoclaved concrete blocks.
5. Construction of new external rear wall and dormer roof using matching materials to existing building.

Considerations

- The current siting of the dwelling has both neighbouring rears of the existing dwelling of No.37A

& No.35 Nicholson Road extending beyond the rear of No.37 Nicholson Road creating a sense of enclosure that is unreasonably overbearing and has a detrimental impact upon the residential amenity of No.37 Nicholson Road.

- The size and location of the proposed extension would have an enhancing impact upon the privacy and amenity of the existing dwelling at No.37 Nicholson Road, by virtue that it would not breach the 45 degree code of practice for sunlight and daylight standards to both the ground floor living room and first floor bedroom window of No.35, No.37 or No.37A Nicholson Road which would lead to a gain of light that would be enhancing to the living conditions of the occupiers of this dwelling.
- The new property will not create any issues of overlooking into habitable rooms and is sufficiently set back from the boundary so as not to be overbearing within the street scene nor to the existing properties.
- The brickwork and roof tiles are proposed to match the existing dwelling.
- Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - i. obscure-glazed, and
 - ii. non-opening unless the parts of the window which can be opened are more than 1.7

metres above the floor of the room in which the window is installed.

- As a result of the works the total area of ground covered by the buildings within the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwelling house.
- The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
- The enlarged part of the dwellinghouse would have a two-storey rear extension and –
 - i. not extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.

REQUIREMENTS HMO

Extensions to be completely within boundary.

Proposal to comply with Oxford City Council's "Landlord's Guide to Amenities and Facilities for Houses in Multiple Occupation."

VENTILATION:

Door/window openings to be min. 1/20th of floor area all with min. 8,000sq.mm trickle ventilator.

Extractors to Kitchen & Bath/Shower room

KITCHEN & FOOD STORAGE:

Kitchen area min. 24sq.m.

Kitchen layout to comply to Oxford City Council requirements.

BEDROOMS;

All bedrooms single min. 6.5sq.m, double min. 10.22sq.m.

WASHING/BATHING:

w/hand basins min. 500x400mm, showers min. 800x800mm.

Fully tiled walls to showers, & 300mm high tiled splashbacks to wash hand basins.

FIRE SAFETY:

Fire-resistant ceiling under stairs smoke detector SD FD smoke detector

Fire blanket in kitchen. Doors to kitchen to be 30mins. fire-door, self-closing with heat & smoke seals (FD).

All exit doors & bedroom doors to be 30mins. fire-door, self-closing with heat & smoke seals (FD) and to have security locks openable from inside without key.

All fire-doors to have 3no. steel butt hinges min. 100x75mm

Grade D fire alarm system, with detectors interlinked & with battery back-up. escape route to have 30mins. fire-protection.

To comply with fire insulation requirements:

All floors to be of block and beam and concrete screed construction.

All walls to be made of Aerated autoclaved concrete blocks.

ELECTRICS:

min. 6no. 13 amp double socket outlets in kitchen, additional to those for appliances min. 2no. 13 amp double socket

outlets in each bedroom all electrical wiring to be in compliance with current edition of I.E.E Regulation.

ACCOUSTICS

To comply with sound insulation requirements:

All floors to be of block and beam and concrete screed construction.

All walls to be made of Aerated autoclaved concrete blocks.
