



Street View of No. 27 Riverside Road, Oxford

Design and Access Statement

For the proposed two storey rear extension, loft conversion
and refurbishment of

27 Riverside Road, Oxford

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1.0 Introduction

This statement is prepared in support of the Householder Planning application for a rear extension, loft conversion and refurbishment of a private family house at No. 27 Riverside Road. The site does not fall within the conservation area and the property is not listed, nor is it close to any other Listed properties.

2.0 Site

No. 27 Riverside Road is a 1930's semi-detached dwelling, situated towards the end of Riverside Road, which runs perpendicular to the Botley Road in West Oxford. The house has not been previously extended and is situated in this no-through road with a small street-facing garden and a mature garden to the rear. Parking in this area is restricted. Riverside road is characterised by several differing house types of varying ages and there is no predominant building type.

3.0 Planning History:

The property has no planning history associated as it has not been previously altered.

4.0 Proposal:

The proposal is for part single, part two storey extension to the rear of the house to provide enlarged kitchen/ family accommodation at ground floor and bedrooms at first floor. We have also proposed a hip - to gable loft conversion which would be within the permitted development rights of the property but have included this on the drawings for completeness as roof lights are proposed on the front roof slope.

The existing side access to the garden will be retained and the proposed extension to the rear will not be visible from the street. The rear extension is minor in scale, with the largest element at ground floor which is a max of 4m from the rear of the existing house. The appearance to the rear is intentionally contemporary with an emphasis on natural light ingress through thermally efficient glazing with a pallet of materials to match the existing house.

The principle aim in the refurbishment of this house is to substantially upgrade the thermal efficiency of the property and improve its environmental impact - we are improving the insulation throughout as well as including several low carbon energy solutions including air source heat pump, PV, rainwater harvesting and provision of EV charging. This is particularly important as we move away from a fossil fuel-based energy model.

6.0 Access, Parking and Refuse Storage

Existing access, parking and refuse storage will be unaffected by the proposals. There is no off street parking associated with the property and the parking is restricted on Riverside Road. It is the intension to provide an EV charging point so that the owner may charge an electric vehicle.

7.0 Landscaping and External Works

The existing landscaping remains unchanged and boundary treatments (1.8m close boarded fence to the rear) will be retained unaltered. The low level fencing along the front of the property will be repaired/ replaced to match existing.

8.0 Impact on residential amenity / Daylighting

All the proposed extensions are minor in scale and are within the 45/25 degree guidelines for the nearest neighbouring windows as shown on the plans. There is one new window proposed in the flank wall at first floor but this will be to a bathroom and will therefore be obscure glazed to prevent overlooking. The proposed slot window at ground floor level will be obscured by the existing boundary fence which is to remain in place. All other glazing is focused down the garden and therefore the proposals will not have any impact on the privacy nor the daylight levels of the neighbouring properties.

9.0 Flood Risk

Riverside Road lies in a Zone 2 for flood risk (please see accompanying Environment Agency flood Risk Map)

In accordance with Environment Agency guidance for householder and other minor extensions in Flood Zones 2 & 3 the extension is designed so that the floor level will be no lower than the existing ground floor levels which are more than 200mm above ground level. At construction, the following flood resilience and resistance techniques recommended by the Department for Communities and Local Government in its guidance document “Improving the Flood Performance of New Dwellings” from May 2007 will be incorporated:

- Use of low permeability Class A engineering bricks below ground and up to DPC level to reduce water penetration into the external wall cavity.

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- Use of a ground supported in - situ cast concrete ground floor slab, incorporating a minimum 1200g damp proof membrane.
- Use of partial fill closed cell foam cavity wall insulation.
- Use of plasterboard dry lining to external walls at ground floor level.
- All ground floor electrical sockets & cabling to be kept 500mm above floor level.
- Surface water to be routed to a new soakaway located min 5m away from any buildings.

10.0 Conclusion

The proposals seek to provide improved living accommodation for the house including measures to improve the environmental efficiency of the house as whole in line with both the local and the national goal of reducing carbon emissions significantly by 2050.

It has been sensitively designed in a contemporary manner which adds positively to the mix of housing types on Riverside Road.

The proposed extensions provide a high-quality enhancement to an existing property with no adverse effect on the neighbouring properties because and therefore it meets the planning criteria associated with this site.