

26.11.2023

Re: Design & Access Statement; 24 Ambleside Drive,

The application is being submitted by the agent HSDesign

Project description:

Application for demolition of existing bungalow and erection of a Detached House



Front Elevation

Application Site

1.1. The application site is a detached bungalow located on the eastern side of Ambleside Drive. The property benefits from a single storey projection at the rear and a long rear garden. The site also has varying ground levels with the west of the site being much higher than the east.

Planning Considerations

2.1. Policy H1 seeks to deliver new homes in Oxford through efficiently using land/ sites. The development adheres with the policy to efficiently use the existing land

2.2. Policy RE2 seeks to ensure developments makes efficient use of land and to ensure developments use of site capacity, in a manner compatible with the site itself, the surrounding area and broader considerations. Following review of planning comments during the Pre-Application submission, the site has been redesigned to better connect with the local environment and street-scape.

2.3. Policy G6 states that planning permission will be granted for new dwellings on residential garden land provided that the proposal responds to the character and appearance of the area, taking into account the views from streets, footpaths and the wider residential and public environment; and the size of the plot to be developed is of an appropriate size and shape to accommodate the proposal. The principle of the redesigned site following Pre-App advise is to ensure adequate integration with the surrounding architecture

2.4. It is considered that the proposed dwelling would appear as a pair of semi-detached dwellings when viewed from the streetscene. Due to the considerable width, the two pitched roof gables and bay windows proposed to the front, coupled with the mirrored proportions and lack of an entrance at the front of the site, it is considered that the building would not resemble a single unit. Through the redesign, the front elevation has been adapted to remove the appearance of a semi-detached development. The side access door has been shifted to the front.

2.5. It is accepted that the principle of a two storey building in this location would be acceptable given that the road does contain two storey dwellings. Furthermore the application site is situated next to a two storey dwelling and therefore would not appear out of character.

2.6. The previous design due to the considerable width of the dwelling coupled with its increase in height, that the dwelling would appear dominant in the streetscene and out of character with its surroundings. The following has been amended as followed;

2.6.1. Retain single forward projected bay window to double height adjoining building side.

2.6.2. larger slope roof to mirror left side bungalow design matching dormer window

2.6.3. part reduce dig front garden to control overall bulk

2.6.4. Flat roof removed and pitched roofs allowed for.

2.6.5. move from left side by 1m to create side access and to increase the visible gap between buildings.

2.7. The resubmitted design explores the left side of the frontage is single storey in scale, and this would rise up to a two storey scale to the right.

2.8. The property is shifted 1m away form 26 Ambleside drive. This ensure a clear separation, while adhering to the 25 Degree and 45 Degree angles to ensure neighbouring amenity is no impacted

2.9. Noise assessment is not applicable

2.10. The revised design has removed any flats roofs or crown roofs to adhere to the local area design sensitivity

2.11. The design incorporates a revised iteration to the depth via changing the roof design, which breaks-up the depth. The south facing elevation is broken up by the introduction of a traditional chimney stack

2.13. The proposed use of bricks to match the local area and white render would be considered an acceptable finish to the property given the surrounding context. The fenestration in timber and pipe/ guttering finishes in aluminium 'like' materials. See drawings for details on materials.

2.14. The 45 degree angle test has been applied to the openings located at the rear of the property and the proposal would not contravene any of these openings. The proposal would not extend beyond the front elevation of the neighbour and as such the test does not need to be applied. There are openings to the northern side elevation facing the application site however none of these serve habitable rooms. It is therefore considered that the proposal would not detrimentally impact upon the daylight afforded to the neighbour.

2.15. There are openings proposed on the southern side elevation of the property facing the neighbour. At ground floor the neighbour has a garage however which runs along the shared boundary with the application site. Therefore the side windows would only look at the side of the garage. At first floor there are two openings proposed serving a hallway. The neighbour at first floor level has an opening but this serves a non-habitable room. As such it is considered that the proposal would not overlook or create any detrimental privacy impacts.

2.16. The design considers the impact to No 26 Ambleside Drive and creates a link through matching eaves heights and roof slopes to ensure no detrimental impact. The roof is also pushed back to reduce the impact against the bungalow. The ground levels to the South-Side reduce to ensure a less overbearing approach to the North-Side.

2.17. Policy H15 requires that all new dwellings provide good quality living accommodation, and comply with the Technical Housing Standards – Nationally Described Space Standard Level 1. This has been considered in the overall design.

2.18. For a 4 bedroom, 8 person, 2 storey dwelling, the minimum gross internal floor area must measure 124m². It must also contain 3m² of built-in storage. In order to provide two bedspaces, a double bedroom must have a floor area of at least 11.5m² and must be at least 2.55m wide. The proposed dwelling would meet all of the space requirements outlined above and as such would be considered to provide a good quality living accommodation for any future occupiers. The proposed development exceeds this requirement.

1.19. Landscape remains unchanged

Accessibility

3.1. The application site is located within The Lakes Controlled Parking Zone and within a 400m walk to frequent public transport services and within 800m walk to a local supermarket or equivalent facilities. As such the site does qualify to be a car-free development. Therefore should you submit a future application, there should either be no parking on site or no more spaces than what the site currently benefits from.

The proposed development retains the existing space – 1nr parking space.

3.2. Bike & Bin Store to be position to the rear garden. Allow for 3nr 240L wheelie bins [1nr General Waste & 2nr Mixed Recycling]. The development will allow for 8nr bike within a designated space in the garden [ensure covered space with 4nr bike stands allowing for 8nr bikes to be secured].

3.2. There is a bus stop 125m approx.. from the site with frequent buses to the city centre. The nearest train station is Oxford [3miles approx.] with good link to London, Reading and Banbury.

Flood Risk

4.1. The application site is located within Flood Zone 1 and is therefore not at significant risk of flooding from any sources. However in accordance with Policy RE4, the development should be drained using a sustainable drainage system.

The scheme will incorporate a sustainable suds design.

Ecology;

5.1. Following discussions with an ecological surveyor [Chase Ecological Consultancy] a Bat survey has been carried out with no evidence of BATS. The survey team have suggested additional BAT surveys from April – Sept 2024, which have been booked. No BAT droppings were discovered, however minor cracks in timber cladding could be considered as Roosts. The scheme looks to consider 2nr BAT Boxes to the South Facing elevation.

We can offer the required two emergence surveys at a total fee of £1620.00 which includes all additional report documentation for planning. However, please be advised that if bats are using the building and suffer disturbance during development a further 3rd emergence survey (£810.00) will also be required to meet both planning and mitigation guidelines.

We have started to take bookings for the 2024 survey season and still have a small number of dates available in early May so please let me know if you would like to secure dates now to limit the delays further.

Best Wishes

Garry

Tel: 07792064673

Email: info@chaseecology.co.uk

Web: chaseecology.co.uk

5.2. Part of the proposed works will ensure that the existing Trees are retained and a protected zone created to prevent access to the rear of the garden. See Construction Location Plan.

Sustainability

6.1. Policy RE1 also requires that new build residential dwellinghouses must achieve at least a 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case. This reduction is to be secured through on-site renewable energy and other low carbon technologies and/or energy efficiency measures. New dwellings are also required to meet the higher water efficiency standards within the 2013 Building Regulations Part G2 water consumption target of 110 litres per person per day.

See SAP calculations and Water Calculations that adhere to the above

Daylight & Sunlight Assessment

7.1. The erection of the proposed development will not impinge on the 45 Degree or 25 Degree projected line of the adjacent properties.

Planning policy review;

CP1 - Oxford Local Plan 2001-2016 Development Proposals - Sets out key criteria expected from new development.

CP6 - Oxford Local Plan 2001-2016 Efficient Use of Land and Density - Requires development to make maximum and appropriate use of land.

CP8 - Oxford Local Plan 2001-2016 Designing Development to Relate to its Context - Sets out criteria required from development to demonstrate that it will respect the local context.

CP10 - Oxford Local Plan 2001-2016 Siting of Development to Meet its Functional Needs - Sets out criteria required from development to ensure functional needs are met.

CP11 - Oxford Local Plan 2001-2016 Landscape Design - Requires development to incorporate appropriate hard and soft landscaping.

NE15 - Oxford Local Plan 2001-2016 Loss of Trees and Hedgerows - Protects trees and hedgerows if their loss would have a significant impact on public amenity or ecological interest.

CS2_ - Core Strategy Previously Developed Land and Greenfield Land - Sets out approach to development on previously developed and greenfield land.

CS9_ - Core Strategy Energy and Natural Resources - Requires development to demonstrate how sustainable design and construction methods will be incorporated.

CS11_ - Core Strategy Flooding - Sets out approach to development in the flood plain and other flood zones, and to reducing flood risk from all development.

CS18_ - Core Strategy Urban design, townscape character and the historic environment - Sets out urban design principles and requires development to respect Oxford's unique townscape and historic environment

S1 - Oxford Local Plan 2036

S1- Presumption in favour of sustainable development

DH1 - Oxford Local Plan 2036

DH1 - High quality design and placemaking

H14 - Oxford Local Plan 2036

H14 - Privacy, daylight and sunlight

