



DESIGN AND ACCESS STATEMENT  
FOR ALTERATIONS TO 1 LITTLEHAY ROAD, COWLEY, OXFORD

**Site Context/ The Property**

1 Littlehay Road is situated in the Cowley area of Oxford to the southeast of the city. It has good bus connections to the city centre with the nearest bus stop located nearby on the Oxford Road.

The Cowley area of Oxford is made up of a mix of different types of dwellings that are of various ages. These are mainly privately owned and rented. There is also some social housing. There is also a mix of residential and commercial property.

Littlehay Road is off Oxford Road. The application site is not far from Cowley Centre and the police station. At around a ½ mile walk away, Cowley Centre has both an indoor shopping complex known as Templars Square and across the road, the John Allen Centre, a development of larger stores off a square parking area. Also a short walk away is Florence Park, a large park, large enough in order to turn a visit into a full days' entertainment. The house is therefore situated in a quiet yet super convenient location. Littlehay Road provides as access to the Florence Park housing estate, though access has been restricted to pedestrian and bicycle access only. Littlehay Road is made up of mainly 1930s terraced housing. Number 1 was added along with the adjoining semi-detached house in the late 1950s as homes for Police Officers and their families. Opposite there are some terraced houses of Victorian era. There are also some modern block of apartments at the end of the road where it joins Oxford Road that would probably have been built in the 1960s or 70s.

The property itself is a semi-detached house set over 2 floors with 3-4 bedrooms.

The family have outgrown the property and wish to extend over the side extension in order that the children can each have their own rooms, which would help with their mental health. Space around the property is somewhat limited so it is hoped to enlarge the property without a big increase in the size of the footprint. The property had been purchased by my client's family in 2008.

### Planning History

There have been various Planning Applications that have been recorded on the Oxford City Council planning register. Permission was granted for numbers 1 and 3 back in 1957. There were a couple of applications for garages in the 1960s. Permission was granted for the single storey side and front extensions in 1987. Finally in 2007 there were two applications that related to subdivision into apartments. These were both refused.

### The Proposal

It is proposed to extend to the first floor over the side/ front extension. It would be possible to add another bedroom and bathroom. This will help provide for the growing younger and able bodied family whom are currently having to share bedrooms and one bathroom. It is proposed that there will be a new small ground floor rear lobby such that the rear access can be better used for wheel chairs etc.

Normally any new side extension would need to read as being subservient. However in this instance whereby the side extension currently projects further forward than the main front wall it is hoped that this can continue to the upper level. It would make things much more complicated structurally if this needed to be set back. As number 1 Littlehay Road is the first on the Road and comes next to a building with a gable that is further forward, it would not be in front of the established building line (see image on the next page). There is a real variety of housing and types, as such it would not be out of place unlike if it were a situation whereby there is a street of identical type pairs of semi-detached houses. Numbers 1 and 3 are no longer symmetrical to each other due to the fact that number 1 has an added front extension with bay window and side extension. It is proposed that the roof will continue over the side extension and feature a gable from that addresses both the street at the front and rear garden.

The proposed extension would be built in materials to match the existing. Walls would be in matching facing bricks. Roofs would be in grey/ brown interlocking pan tiles to match those on the main roof. Windows and doors would be in white UPVC with glazing bars to match the existing. Rainwater goods would be in black UPVC. The proposed extension would be a distance away from any neighbour such that it will not affect anyone.



### Overlooking and daylight issues

In terms of overlooking, there would be front and rear facing windows at first floor level that are clear glazed. The rear window would overlook the garden and BP garage store roof. There would be a side facing bathroom window that would be obscure glazed. As the proposed extension is some distance away from any neighbours apart from the Londis shop to the BP garage there would be no issues relating to loss of daylight. The roof to the garage features no windows that face the application site. There are a couple of small windows at ground floor level, which are likely to serve staff toilets or a store room or something. In any case there will be no real light loss affecting these and they are not to a principal room.

### Access (vehicle parking)

There is no change to vehicle access to the property. There is on-street parking for up to 3 vehicles. Bins and bicycles can also be stored around the side and rear of the property or within the outbuilding as is currently the case. Occupancy levels and the number of cars are not expected to increase.

### Sustainability

The extensions would be built to a good standard and the property will be fully compliant with the latest Building Regulations Standards. As for the existing parts, though in good condition, they would be carefully refurbished where necessary 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.

The contractor will be encouraged to responsibly source local materials and use energy efficient lighting. They 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 and front gardens are to be retained wherever possible with additional planting used to enhance the ecological value of the site wherever appropriate.

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.

#### Tree Survey, Agricultural Statement

We believe this is not applicable to the project. No trees will be affected.

#### 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 does not lie within areas of flooding from rivers or sea without defenses or areas of extreme flooding. It lies just outside areas where ground water flooding has been identified.

#### Crime and community safety

Due to increased levels of natural surveillance, alterations to the dwelling are expected to have either a positive effect on community safety.

### Biodiversity

We believe that this is not applicable to this project.

### Heritage Statement

We believe that this is not applicable to this project.

### Foul Water

To remain as existing.

### Surface Water

There would be a new soakaway in the rear garden for the small in fill extension to the ground floor.

### Conclusion

To conclude, the changes to this property in the area of Cowley, Oxford would not have a detrimental effect on any of the neighboring properties or on the area as a whole. The first floor extension has been carefully designed in such a way that it should complement/ enhance the appearance of the existing house and improve upon the character of the locality. There should be minimal overlooking and the proposed alterations/ should not affect the amenity levels of the neighboring houses. My clients wish to improve the house for their own benefit in order to create a more usable space for a multi-generational large family as well as the carers. Changes proposed would also benefit any future occupants in the much longer term.