

DESIGN STATEMENT

FOR

PROPOSED CARETAKERS DWELLING

CENTRAL OXFORD MOSQUE
MANZIL WAY
OXFORD
OXON. OX4 1DJ



STATEMENT PREPARED BY:

NT:architect

DATE PREPARED: AUG 23

REV:

INTRODUCTION

SITE ADDRESS

Central Oxford Mosque
Manzil Way
Oxford
Oxon. OX4 1DJ

APPLICANT:

Oxford Mosque & Islamic Cultural Society

AGENT:

Nick Turner Architect
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Oxon. OX7 5DJ

INTRODUCTION:

This Design & Access Statement accompanies an application for the construction of a caretakers dwelling and family prayer room. 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:

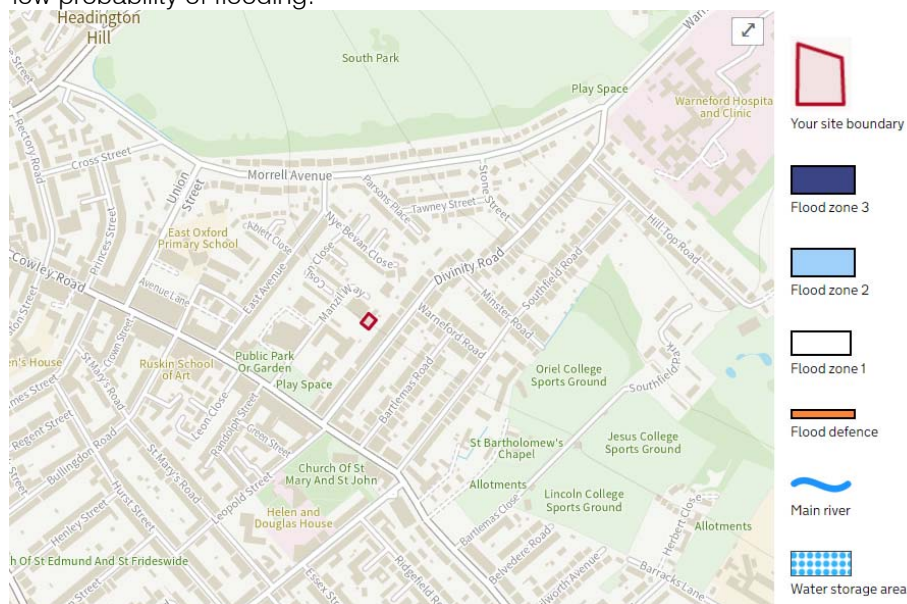
15/01905/CND: details submitted in relation to 15/01905/VAR: approved.
15/01905/VAR: Variation to approval 14/03189/VAR: approved.
14/03189/VAR: removal and variation of conditions to 13/01694/VAR: approved.
13/01694/VAR: variation to permission 96/00804/F: approved. :

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 located within Zone 1 of the flood zone – low probability of flooding:



EXISTING USE

LOCAL CONTEXT:

Manzil Way is a secondary road off the main thoroughfare of Cowley Road. The road is opposite the main retail area along the Cowley Road. In addition it is centrally located with the East Oxford Health Centre, an old people's home and a variety of other community buildings. The Cowley Road is a main road providing public transport routes directly into and around the city centre. In the wider locale is the residential area of Cowley with good transport connections to other areas around Oxford including Headington, Cowley, Iffley and Blackbird Leys.

The site contains the Central Oxford mosque and the associated parking. In addition, there is a caretaker's flat, which includes a family prayer room. This is located to the rear of the property and adjacent to the rear gardens to the properties along Divinity Road.

The mosque itself is a brick building including many classical features and sits centrally to the plot. The caretaker's flat is similarly constructed in facing brickwork and with plain concrete tiles and UPVC windows ensuring that the building matches in with the mosque, whilst at the same time being subservient to it.

The site is generally level. The property has a 2 metre high masonry boundary wall to the front and sides to the front, with other boundaries finished with 1.8 metre high timber close boarded fence to the rear and rear side boundaries.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The current proposals are for the construction of a single storey detached dwelling to form an additional caretaker's accommodation as well as family prayer room. These proposals will now be discussed in more detail.

JUSTIFICATION:

The proposed dwelling is required to provide additional on site accommodation for a caretaker. Currently, the administration and general on site facilities maintenance works required by the caretaker have increased in recent times. Therefore it is considered that the property generally could benefit from the increase in the number of on site managers. For this reason the modest design of new accommodation is proposed.

The design closely follows the design of the existing house. It is a mirror of the existing to form a small grouping of houses to the rear of the mosque. The buildings sit tight to each other and also benefit from separate enclosed private gardens. To the front is an area of hardstanding that accesses the mosque rear entrance. The design includes a one bedroom flat and living accommodation all on one level. It provides suitable levels of privacy as well as direct access to private garden space. The roof style again reflects and mirrors the existing with a gable end design and feature front gable end. All materials are also similarly proposed to match the existing.

The visual impact of the proposals from the highway is negligible as the proposals are located to the rear of the site. The precedent of the design mass has been established with the existing dwelling and this is simply repeated with the new proposals. The dwelling should not impact upon the neighbouring properties along Divinity Road as the existing shared boundary fence will provide suitable screening and privacy for all occupants. The single storey design ensures there is no overlooking.

Overall, the aim of the application is to create additional accommodation within the main house in accordance with the OCC design guidelines and policies and in response to other examples locally. The

proposals have responded to the adjacent properties to ensure that the street scene is maintained and do not impact adversely upon neighbours and their rights to light.

ACCESS:

INTERNAL ACCESS: Generally, the floor level to the proposed dwelling is to run through flush throughout. All habitable rooms are generous and allow suitable access for all occupants, including those with limited mobility. All doors and corridors meet current regulations.

EXTERNAL ACCESS: Ground levels immediately adjacent to the main entrance to the dwelling is to be level with finished floor levels for ease of access and in line with current Part M regulations. Elsewhere, stepped approach to rear doors is set to 150mm above adjacent ground levels, with the ground adjusted accordingly.

PARKING: The site is located within the DV (Divinity Road) CPZ and suitable on street parking controls are in place along Manzil Way. In accordance with current OCC policies, the proposed dwelling will not have a designated car parking space. It is located within the external area of the mosque and whilst the design involves the loss of only 12 car parking spaces, a space would be available for the new occupants.

MATERIALS & APPEARANCE:

MATERIALS: The proposed extensions involve a palette of materials to reflect the main house. These include:

WALLS: facing brickwork colour: red to match existing

ROOF: plain concrete tiles colour: red to match existing

WINDOWS: upvc side hung plain casement windows frame colour: dark brown to match existing

DOORS: upvc composite panelled doors: frame colour: dark brown to match existing

RAINWATER GOODS: gutter and fascia detailing are to be upvc half round profile colour: black to match existing.

The intention generally is to ensure that the impact of the proposals are minimal in terms of maintenance and style to suit the street scene locally and its rural setting.

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: The development has given due regard to the adjoining properties and this has been discussed above.

The proposed dwelling is located to the south of the existing house and therefore does not impact upon this or any neighbouring properties. The design has been designed with an internal layout that ensures there is no overlooking to neighbouring properties. As such, there are no issues regarding affecting rights to light to neighbouring properties or creating an overbearing appearance to the neighbours.

NOISE ASSESSMENT: The proposals would not create any adverse issues regarding noise as the proposed use is the same as adjacent.

LANDSCAPING DESIGN:

The site is approximately rectangular. The proposed dwelling has a footprint of 97.8m² and a rear garden space of 113.5m², therefore being compliant with current policies regarding private amenity space suitable for the family sized dwelling. The proposed dwelling is accessed by a suitable path to the front entrance from the adjacent parking area.

Boundary treatments are to remain as existing, where appropriate.

ENVIRONMENTAL CONSIDERATIONS:

CONSTRUCTION: The property will be subject to the current standards required under building regulations. The new construction involves modern materials and will provide suitable thermal insulation. Insulation to walls and roof is greater than that currently in the regulations. In addition, double glazed sealed units throughout will provide natural daylight into all areas, whilst provide good thermal properties. It is felt that these measures improve the sustainability of the development overall in accord with current legislation.

SUSTAINABILITY: The design will incorporate measures, which will ensure energy efficiency in line with the current standards for modern housing. Generally the majority of the energy efficiency will be achieved in the specification of the fabric of the building, in line with regulations, and ensuring that the thermal loss is kept to a minimum. In addition, accredited details will be followed that ensure continuity of thermal insulation. In summary, energy consumption will be kept to a minimum by employing the following measures in whole or part:

- High performance double glazing.
- Use of accredited details
- Lighting using energy efficient fittings.
- Controllable natural ventilation via trickle vents to work in association with suitable air tightness.

REFUSE / RECYCLING MATTERS: Within the curtilage of the proposed dwellings provision is made for the outside storage of refuse and recycling containers which can then be moved to the highway for collection. It is proposed that the bins will be generally stored to the front of the site for ease of access generally and then would be moved adjacent to the highway on collection days. The bins are shared and have been sized accordingly.

FOUL DRAINAGE ASSESSMENT: The proposed dwellings will connect into the existing foul drainage system, which is located within the curtilage of the site and the applicants have therefore not submitted any further details with this application.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site and this application is not a major development application and therefore a contamination assessment is not being submitted.

CONCLUSION:

It is considered that the proposals are in keeping with the Government NPPF and current local planning policies and design guidelines in meeting the current needs of the occupants. The proposals aim to reflect the location in terms of style and materials. The scheme is appropriate for its location and meets local policies.

On the basis of the above design it is believed that planning permission should be granted.

Nick Turner
Architect