

DESIGN STATEMENT

FOR

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

42 LADENHAM ROAD
OXFORD
OXON. OX4 6AZ



STATEMENT PREPARED BY:

NT:architect

DATE PREPARED: FEB 24

REV:

INTRODUCTION

SITE ADDRESS

42 Ladenham Road
Oxford
Oxon. OX4 6AZ

APPLICANT:

Mr. R. Dika

AGENT:

Nick Turner Architect
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The Green
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Oxon. OX7 5DJ

INTRODUCTION:

This Design & Access Statement accompanies an application for the construction of a single storey rear 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 (2000 – present):

none

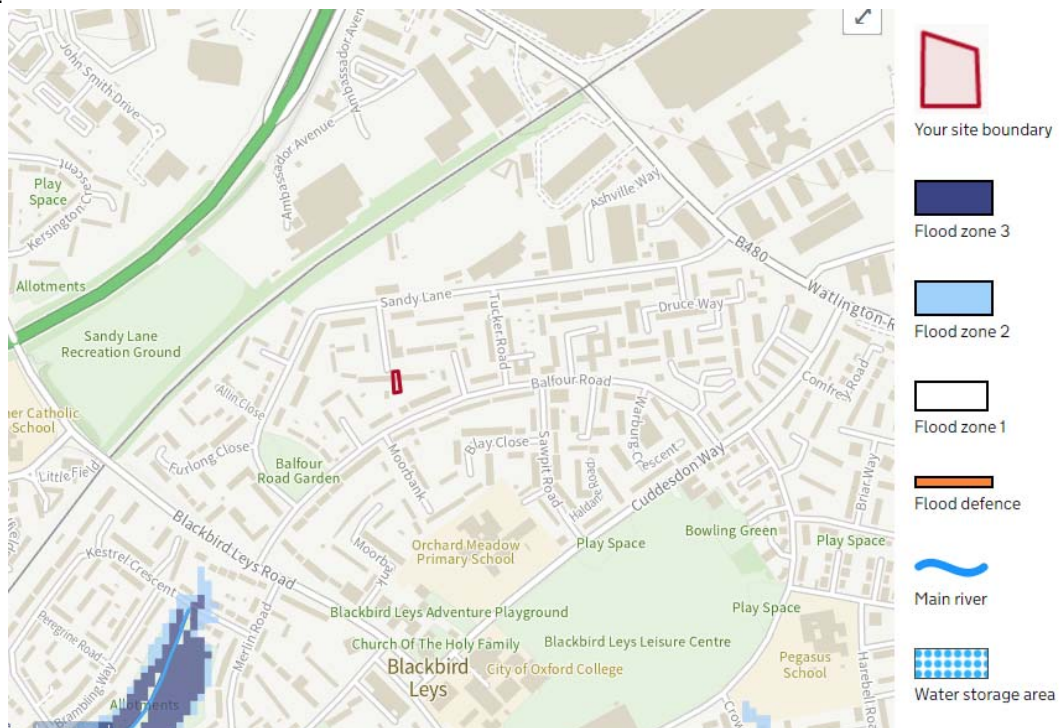
PLANNING POLICY:

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 zone:



EXISTING USE

LOCAL CONTEXT:

The application site is located on Ladenham Road, a secondary road in the residential area of Blackbird Leys. The site is approximately 250 metres from a small arcade of shops, as well as other community facilities, making the location a sustainable location. The road is a public transport route, providing into and around the city centre. The site also benefits from good access to public open spaces.

Ladenham Road is a local authority post war development and the dwellings are characterized by a plain architectural style. The street style involves a regular pattern of properties including terraced properties to both sides of the highway, with an enlarged central open space between. Generally these are set in a regular pattern, addressing the street. The road itself runs approximately east – west with properties to both sides. The street is relatively open interspersed with minimal soft landscaping to front gardens and boundaries.

No. 42 is the western end of a terraced block with two storey dwellings that is located on the southern side of the highway. The house is currently a three bedroom dwelling, although the third bedroom is a box room. The house has a small rear conservatory as well as an infilled side passage that abuts a public right of way adjacent. The previous works were undertaken under permitted development, although these are substandard. It has living room to the front and a kitchen and dining room facing the rear garden. The front garden is modest and is hard landscaped. At first floor level is the three bedrooms and bathroom.

The house is in a plain style reminiscent of the era it was constructed. It has a simple look to the front elevation with plain style windows. The roof is concrete interlocking tiles with a hipped end. The walls are smoothcoat render finish natural finish and the windows are upvc.

The rear garden extends in depth and there is a passageway to the side, which is substandard and unsuitable for vehicular access and leads to a pre-fabricated garage. There are no front boundaries. The rear boundaries consist of 1.8 metre high close boarded timber fencing.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The current proposals are for the construction of a single storey rear extension to the dwelling to create additional accommodation and in particular ground floor living accommodation. These proposals will now be discussed in more detail.

JUSTIFICATION FOR PROPOSALS:

The existing fully glazed conservatory is a space that is thermally inefficient, being cold in the winter and excessively hot in the summer, making it a room that is effectively unuseable. The conservatory extends to a depth of 2500mm. The proposed single storey rear extension is to run full width of the property and to a depth of 6000mm off the rear façade. The proposals include a simple flat roof construction design with a solid roof and cavity wall construction that will ensure better thermal performance. The roof is proposed with two large flat rooflights that will provide improved natural daylight into the rooms in depth. The rear elevation includes a folding sliding system with full height glazing and a double glazed window, again ensuring natural daylight into the new spaces.

The internal layout is for an open plan space that creates an enlarged living space at ground floor level.

The extension is proposed in a style and with materials to match those of the original house to ensure continuity of style and ensure that the street scene is unaffected. The extension is proposed with a lean-to roof that clearly reads as an extension to the original dwelling.

The extension does not impact upon the side access of the property to the rear.

It is therefore considered that the proposals would be considered acceptable and would not be visible from the street, as it has been noted that a number of properties have undertaken something similar.

It should also be noted that the property is not located within a flood zone (as noted above). Therefore the scheme would not impact adversely on flood zones.

Overall, the aim of the application is to create extended accommodation in accordance with the local authority design guidelines and policies and in response to other examples locally. The design ensures good, accessible accommodation for the occupants and future users with good standards of living accommodation and private amenity for smaller sized homes. The proposals have responded to the adjacent properties to ensure that the street scene is maintained and comply with current policies.

ACCESS:

INTERNAL ACCESS: Generally, the extension is accessed off the existing rear section of the dwelling. There is level access throughout the property and the scheme has been designed with internal layouts to ensure that corridors and stairs that comply with regulations. The creation of large open plan living areas with extended study and bedroom spaces is in response to modern family requirements and at the same time maximize the accessibility of the property for all users.

EXTERNAL ACCESS: Ground levels immediately adjacent to the main entrance remains as a 150mm step.

PARKING: The dwelling has no off street space for vehicles. The parking provision remains and is unaffected by the works and sufficient for a three bedroom dwelling.

The site also provides suitable covered bin storage to the side and rear of the property adjacent to the main entrance and not affecting pedestrians, whilst at the same time ensuring ease for refuse collection.

MATERIALS & APPEARANCE:

MATERIALS: The proposed extensions involve a palette of materials to reflect the original dwelling and that noted locally along the street. These include:

WALLS: smoothcoat render natural colour: white

ROOF: single ply roofing membrane colour: grey.

WINDOWS: upvc double glazed side hung casements. Frame colour: white; rooflights frame colour: dark grey

DOORS: composite upvc folding sliding doors with full height glazing frame colour: white

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

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.

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: The development has given due regard to the adjoining properties and this has been discussed above. Generally, the development sits south of the main house. Whilst the proposals include development in greater depth, it does not impact adversely upon neighbours to ensure minimal overshadowing and loss of light.

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 and the proposed single storey extension will not affect the rear garden as the development proposed is within the hard landscaped area. Therefore the amount of rear garden that remains after the development is still in excess of the minimum necessary for family sized dwelling. The rear garden provides suitable private amenity space for the proposed dwelling.

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
- A rated white goods where appropriate.
- 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 to provide suitable housing in good sustainable locations. The proposals reflect those of many examples locally in terms of style and design and will provide good standards of housing accommodation in this highly sustainable location. The scheme is appropriate for its location and meets local policies.

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

Nick Turner
Architect



01. rear view of the property



02. rear garden