

DESIGN STATEMENT

FOR

PROPOSED REAR EXTENSION TO DWELLING

11 BENSON ROAD
OXFORD
OXON. OX3 7EJ



STATEMENT PREPARED BY:

NT:architect

DATE PREPARED: FEB 24

REV:

INTRODUCTION

SITE ADDRESS
11 Benson Road
Oxford
Oxon. OX3 7EJ

APPLICANT:
Mr. I Sarwar

AGENT:
Nick Turner Architect
c/o: 14 Brasenose Villas
The Green
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Oxon. OX7 5DJ

INTRODUCTION:

This Design & Access Statement accompanies an application for the 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: (since 2000):
none.

PLANNING POLICY:

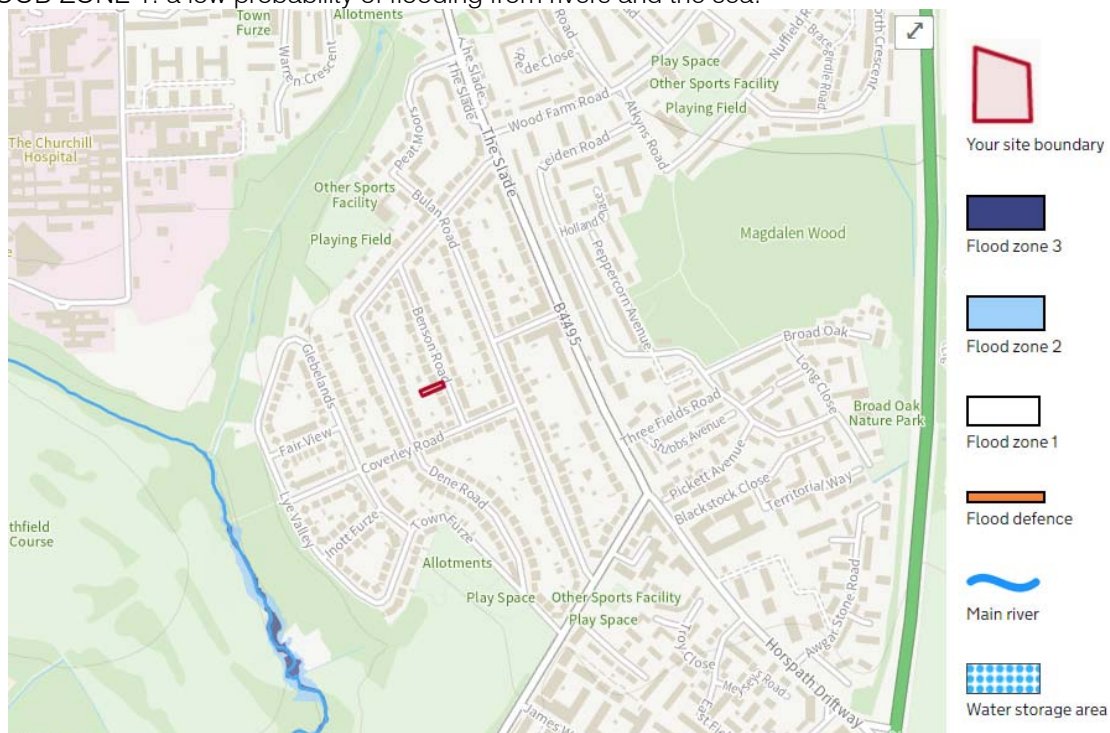
The application has had due regard to the adopted Oxford City Council Local Plan, as well as the relevant SPD that have been subsequently adopted and Design Guide information.

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. The site is located within a Controlled Parking Zone (LV Lye Valley).

FLOOD RISK:

A preliminary check online with the Environment Agency notes that the site is located within:

FLOOD ZONE 1: a low probability of flooding from rivers and the sea:



EXISTING USE

LOCAL CONTEXT:

Benson Road is a secondary road in the residential area of Lye Valley, located between Headington and Cowley and close to the Eastern Bypass. The area is predominantly residential, with development to both sides of the street. The character of the area is made up of a mix of two storey semi detached dwellings. The dwellings were developed post war to provide additional housing needs and that is reflected in the design and style of the time with few architectural features. They are built with a variety of hipped and gable ends and include a palette of materials including facing brickwork and render and concrete interlocking tiles to low pitched roofs. There is a minimal amount of planting, creating an open character along the street.

THE SITE:

No. 11 is a typical example of properties in the area. It is located to the northern end of a semi detached block that sits on the western side of the highway. It is a three bedroomed house. The property has been extended to the front with a single storey extension across the front of the property; the main entrance to the dwelling is to the side elevation and accessed off a shared access drive. The front garden has been given over to hard landscaping to provide off street car parking. The house has also been extended in the past with a single storey rear extension to create additional living accommodation.

At ground floor level there is a front living room and study and to the rear an open plan kitchen and dining space that extends into the extension. At first floor level there is the three bedrooms and a modest bathroom.

The kitchen/ dining space directly accesses the rear garden space and in addition there is a detached garage, which is connected to the neighbours, although this provides insufficient internal space for use as vehicle parking and is now used as additional storage

The house is finished in a pebbledash render and has a hipped roof with natural slates. The windows are upvc replacement type side hung casement.

The site is generally level and has no front boundary and a 2 metre high hedge to the front side boundary. 1.8 metre close boarded timber fence to the rear and rear side boundaries.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The current proposals are for the construction of a part single storey part two storey rear extension to the dwelling to provide additional living and bedroom accommodation. These proposals will now be discussed in more detail.

JUSTIFICATION:

As noted above, the property has benefitted from a single storey rear extension in the past, creating additional living accommodation. The extension was built to a depth of 3 metres, but not to the full width of the house. An offset to the side elevation was allowed for some access to the garage. However, as the rear garage does not now provide suitable parking space for vehicles, but only storage space, then it is considered that the extension can now sit full width of the original dwelling. Internally, the additional ground floor space created will allow for a modest Utility Room space and accessed off the kitchen area.

Allowing for this means that the proposed extension at first floor level can be maximized. The proposed extension will be to the same depth as the ground floor, at 3 metres and will be set off the side shared boundary by a distance that gives due consideration for the neighbours rear facing window and its

respective right to light. The extension does not impact adversely upon this. Internally the new bedroom created is larger than the existing and is accessed off the main landing, with the reduction of the existing rear bedroom, which is reduced slightly to allow for the landing to be extended.

Overall, the proposed extension would comply with all aspects of OCC policies and follow suitable OCC design guidelines for dwellings. The extension will remain subservient to the original house and reflect the existing with materials to match.

ACCESS:

INTERNAL ACCESS: Generally, the floor levels throughout the extension will be flush with the existing. An open plan area with kitchen/dining 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 entrances to the development are to be stepped as existing. The rear access is stepped as existing.

The site also provides suitable covered bin and cycle storage to the front of the property and sized suitably for the size of properties.

MATERIALS & APPEARANCE:

MATERIALS: The proposed extensions involve a palette of materials to match the main house and neighbouring properties. These include:

WALLS: pebbledash render finish colour: natural to match existing.

ROOF: concrete interlocking tiles colour: red/brown to match existing

WINDOWS: upvc casement windows with double glazed side hung opening lights. Frame colour: white.

DOORS: upvc composite entrance door with double glazed units and detailing. 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 existing

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: The proposed works have given due consideration to adjacent and attached neighbouring properties with regards to right to light and overbearing and overshadowing and it is considered that the proposals do not adversely affect these in all respects.

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

LANDSCAPING DESIGN:

The proposed works do not impact upon existing landscaping as the existing built form footprint is minimal and affects only a minimal hard landscaped area immediately adjacent to the house.

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.
- Sanitary appliances that use water efficiently including flow restrictors; dual cistern flushes; smaller profile baths; water butts for rainwater collection for garden use.

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.

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

Nick Turner
Architect