

DESIGN AND ACCESS STATEMENT
EXTENSION TO 52 OXFORD ROAD, OLD MARSTON, OXFORD



Site Context:

Old Marston is a suburb of Oxford about 2 miles North-East of the city centre. Previously a separate village, it was absorbed within the city boundaries in 1991. The A40 Northern by-pass part of the Oxford ring road forms a boundary of the suburb. Marston has a good range of facilities including primary and secondary schools, a good range of shopping facilities, restaurants and is close to the JR hospital in Headington. It has good bus connections to Oxford city centre running regularly throughout the day and evening.

Number 52 Oxford road is a 3 bedroom semi-detached house with a good sized rear garden, a small front garden and a shared driveway. There is a combined living/dining room from front to the back, a small kitchen and a downstairs W.C. set within a recently built porch. Upstairs there are 3 bedrooms and a bathroom.

Planning History:

There is no planning history related to 52 Oxford road, Marston on the local planning authority website.

The Proposal including daylight issues and overlooking:

It is proposed to demolish the existing small rear lean-to element.

The works would consist of a new pitched roof extension extending towards the rear of the property into the garden. The current kitchen would have a change of use into a utility room and down stairs shower and WC. The existing WC would be removed in the porch to allow for more space for coats/ shoes storage. The current open plan living/dining situation would be divided up to allow a separate sitting room at the front and then the remaining to form part of the new open plan kitchen extension. The proposed extension would be built in materials to match the existing. Walls would be rendered in a pebble dash to match. Windows and doors would be in white UPVC. The roofs would be tiled to match the existing plain concrete tiles though suitable for lower pitches. Rainwater goods would be in black UPVC.

The new extension would provide a much enhanced living space to a family house with plenty of natural light and added amenity in terms of a larger utility space as well as a downstairs shower room and larger internal porch area.

The proposed extension would be similar to existing extensions in the area. There would be no real overlooking issues, nor will daylight for neighbouring properties be significantly affected. There will be some light loss at number 54, however with the proposed extension at number 52 being situated to the North, the amount of lost daylight would be kept to a minimum. With regards to overlooking there will be some minor overlooking over the garden to number 54 Oxford road but no worse than any other typical situation in a built up area.

Access (vehicle parking, cycle parking and bins storage):

There is no change to vehicle access at the property. Bins and bicycles can also be stored around the side of the property or within the rear garden as is currently the case. An access path for moving bins and bicycles from the front to the back is being retained (as the shared driveway).

Sustainability:

The ground floor extension 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. Our clients intend on providing additional planting to the residential garden areas upon completion.

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, Arboricultural Statement:

No trees are to be affected by the proposals or are within falling distance of the property.

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 Environment Agency's flood risk maps, the property does not lie within areas of flooding from rivers or sea without defences or areas of extreme flooding.

Crime and community safety:

Alterations to the existing house and provision of a rear extension are not expected to have a negative effect on community safety.

Biodiversity:

We believe that this is not applicable to this project. The area of the proposed extension is hard paved already.

Heritage Statement:

We believe that this is not applicable to this project.

Foul Water:

The property is currently served by the local authority drains.

Surface Water:

Surface water would be taken to a soakaway at the rear of the property.

Conclusion:

To conclude, the changes to this property in the area of Old Marston, Oxford would not have a detrimental effect on any of the neighbouring properties or on the area as a whole. The ground 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 neighbouring houses. My clients wish to improve the house for their own benefit in order to bring plenty of natural light into the living area and create a more usable space for the family. Number 52 is one of the only houses that has not been extended and my clients are in desperate need for some extra space.