

Ref – 1763

Feb 2024

Rev -

---

# Design and Access Statement

---

Planning application  
for New residential  
extension at 173  
Windmill Road,  
Headington, Oxford,  
OX3 7DW

---

Client -  
Mr M Edwards and Ms  
Elina Medley

---

**Alpha Design Ltd**  
Architectural Building Design & Energy Assessment

Ground Floor, 657 High Street, Kingswinford,  
West Midlands. DY6 8AL.

Architectural Design : Principal Designer  
BIM : Swept Path Analysis : SBEM Calculations  
BREEAM : Non Domestic EPCS

Tel: 01384 270700 E: info@alphadesignltd.co.uk  
Web: www.alphadesignltd.co.uk

## Contents

1.0	Introduction .....	3
2.0	Application Site appraisal.....	4
2.1	Overview of the project.....	4
3.0	Design Proposal.....	6
3.1	Purpose of the application.....	6
4.1	Design of the extension. ....	6
5.1	Flooding.....	8
6.1	Drainage.....	8

## **1.0 Introduction**

1.1 The proposal is to

- 1) Partially demolish rear single story building and chimney
- 2) Demolition of two storey side elevation bay window
- 3) construct new glazed porch, 2 storey side extension and rear loft conversion.

1.2 The new accommodation will be

- 1) New snug and extended kitchen and dining area with utility at ground floor
- 2) additional bath room and 2no bedrooms at first floor
- 3) a new bedroom/office with ensuite and wardrobe space in the converted loft.

1.3 The Design and Access Statement contains information used to support the current design in the current planning policy

## 2.0 Application Site appraisal.

### 2.1 Overview of the project.

2.1.1 The full address of the application submission:

**Mr Matthew Edwards and Ms Elina Medley**  
**173 Windmill Road**  
**Headington**  
**Oxfordshire**  
**OX3 7DW**

The property is on the corner of Windmill Road and Rock Edge

2.1.2 The application site is currently 320m.sq in total including the existing semi detached property. The site is predominantly flat to the site boundaries.

2.1.3 The application property is sited in a mainly residential area of Oxford, where properties have been improved and extended. This includes an number of properties with loft conversions. See Figure 1 and 2 below. No 178 has not had any significant improvements since its conception.



Figure 1 - South Aerial view



Figure 2 - West Aerial View

2.1.4 The application has not been subject to a pre application with Oxford City

2.1.5 The current Local Plan 2036 has the property sitting outside the following areas designated under Policies relating to :-  
G2 Natural England SSI

As the property is in an established residential area, the policy governing household development area to be considered.

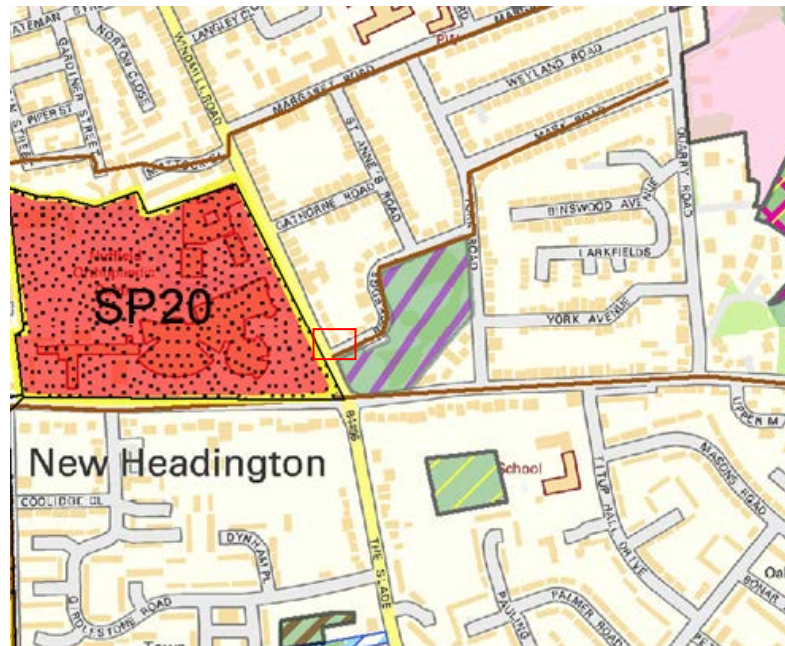


Figure 3 - Extract from Local Plan

### **3.0 Design Proposal.**

#### **3.1 Purpose and size of the application.**

- 3.1.1 The existing property is a traditional 97m.sq, 3 bedroom semi detached property. The frontage style property is common in the area to Windmill Road. Many of the properties to Windmill Road and Rock Edge have received varying property additions, to the rear and sides of which 39 the application property has not.
- 3.1.2 The proposed application takes advantage of an extended side plot that is open and used as garden space. The extension will allow the current family owners to grow and work from home. For example, one of the co-applicants is an artist who needs more space to be able to work from home,. The current dwelling size limits these opportunities due to its size.
- 3.1.3 As Oxford is a popular area for commuters, property values have increased massively over the past few years. Opportunities to move to a larger property has become increasingly expensive. Therefore , our clients would like to extend their property to meet their current family requirements through the planning process, as well as support current working from home
- 3.1.3 The proposal provides an additional of 132 m.sq (including usable loft space) of which 5.58m.sq is demolished works that have been consumed by the development. Net gross area = 126.62 M.sq). Although this looks significant approx. 60m.sq is the loft conversion space rather than footprint increase.
- 3.1.4 Recent changes in permitted development regulations to support home owners to extend have been taken advantage by properties in the local area. The proposal falls outside permitted development due the extension being to the front, rear and side, however its design has considered current Oxford Planning Policy Guidance.

#### **4.1 Design of the extension.**

- 4.1.1 The proposed extension has been designed to be subservient to the main building. This means :-
- The ground floor front elevation has been extended forward to match with the proposed porch.
  - The First Floor has been has been set back to the front elevation 750mm as a compromise to the make the extension subservient to the main house but still have a viable loft conversion albeit with a lower headroom.
  - The ridgeline to the extension has been dropped to be lower than the existing main dwelling as per guidance.

- The extension does not extend fully to the boundary and has a 2m wide space between dwelling and boundary fence. This will reduce the impact of the development on the corner plot

4.1.2 The style has maintained the key characteristics of the chalet style property, by

- Maintaining rendering and brickwork to match existing style
- The dormer to the rear elevation is in proportion to the rest of the building based on the extensions in the same street

The proposal is slightly wider than 50% of the existing house simply because 50% increase in width to the property does not offer the space required for the property.

The proposal is a compromise of a development close to the boundary, making the extension lesser in height to express its subservience as well as being sympathetic to the elevational style of the property without the extension being over imposing.

4.1.3 In regards to car parking , the site will retain the existing car spaces at the rear of the dwelling. 1no space is a garage and 1no space is in front of the garage. There is no proposal to increase parking on the property although an additional 1no space could be found oon the property if required. The street comes under a CPZ so any additional parking will need to be obtained via permits for use of spaces in Rock Edge.

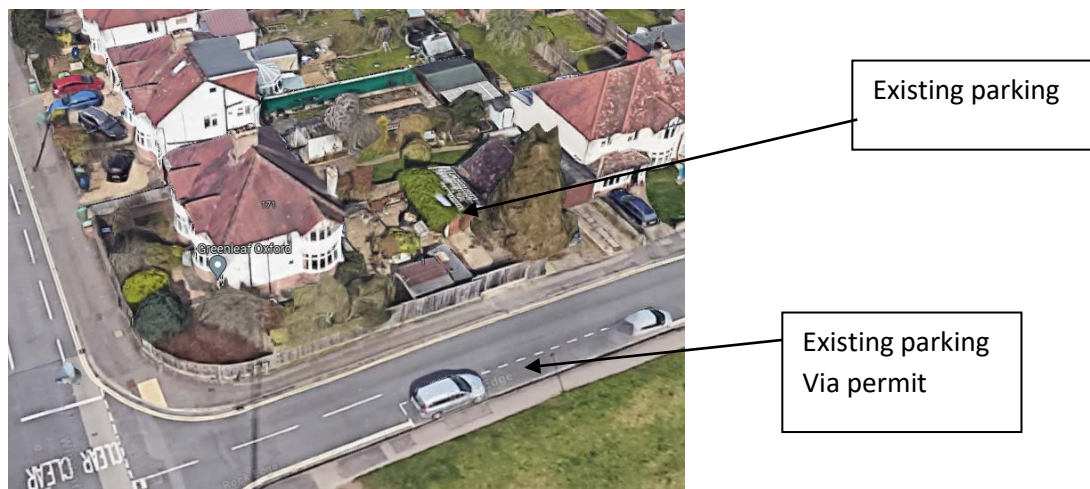


Figure 4 - Car Parking spaces

4.1.4 Under Policy RE2 – Efficient use of land, the client has a limited plot in order to add living space. The most efficient use of land on this plot is to develop the side extension and shown. Adding significant additional space to the rear would push any development to impinge of the adjacent property right of light. It will also significantly reduce amenity space that has been beneficial to the owners, which they want to keep as much of.

4.1.5 Current the single storey structure t the rear is of poor quality and needs rebuilding. The bay to the side elevation is not insulated well and when demolished the floor area will be consumed into the extensions.

- 4.1.6 Taking into account Policy H14 and RE2 , the development maintains a delicate balance of a minimum bedroom space for 2no single bedrooms and an additional shower room, without over developing the site and affecting the neighbours, street scene or rights of light.

## **5.1 Flooding.**

- 5.1.1 Please refer to enclosed Flood map. The site and surrounding area is not an area of flood risk

## **6.1 Drainage.**

- 6.1.1 It is proposed to connect storm and foul systems from the new extension into the existing system.
- 6.1.2 There is not any proposed new hard landscaping in the development.