

DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSIONS TO NUMBER 23 NICHOLSON ROAD, MARSTON, OXFORD

INTRODUCTION

This Design&Access Statement accompanies an application for demolition of existing single storey rear extension to erection of a single story rear extension and a front porch 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.

23 Nicholson Road is a one of a pair of semi-detached houses thought to be built in the late 1950s on an estate of similar houses. It is on a good sized plot, the house is set back from the road and there is a deep rear garden. There is a `through' type lounge/ diner which opens up to a former conservatory and separate kitchen and utility to the ground floor along with 3 bedrooms. There is an enclosed garden to the rear. There is off-street parking though this is as a shared driveway with the neighbour to the right hand side.

Nicholson Road is situated on a secondary road within the residential neighbourhood of New Marston, located to the south of the city centre. The road comprises a mixture of semi-detached (linked) dwellings and terraced houses . Nicholson Road connects to Marston Road, a main thoroughfare that serves as a significant route for public transportation, including buses and cycle lanes. This connection underscores Nicholson Road's sustainable location. The closest shops and services are found on Old Marston Road, about 500 metres north, with additional amenities slightly further away on Headley Way.

Number 23 Oxford Road is on a good plot and serves as an attractive family home. There are however two things that could be improved upon. Firstly the quality of the conservatory. There have been issues with the roof. It is poorly insulated, walls are thin and there are issues of rising damp. It does get used as the play area but ideally needs improving upon especially given the rising costs of gas and climate crisis. Secondly, rear utility outbuilding and toilet is only half brick single skin construction. These areas are vulnerable to damp and condensation and are inherently weaker than the construction of the main house.

PROPOSAL

The proposal is to demolish the existing conservatory and single storey rear projection, extend to the rear of the property with a new full width single storey extension. This new extension will provide additional ground floor in the form of a larger kitchen and dining room. A new ground floor toilet will also be added within the original kitchen area. The existing single leaf rear ground floor wall will be

removed to provide access into the extension and create an open plan kitchen/dining/living area. The extension, which will be single storey, will project from the original rear wall by 5 meters. There is an existing 1.8 meter high solid timber fence along the boundary with this neighbour. The proposed new roof will be an apex pitched roof with the ridge height at approximately 4 meters and approximately 3.2 meters away from the boundary line. The roof pitch will be shallow at approximately 22 degrees.

The plan includes erect a front porch featuring a gabled roof. This upgrade is expected to enhance the property's appearance, aligning with the style of porches seen at 19, 15, and 1 Weldon Road. The proposed porch design will harmonize with the adjacent render, and have a plain clay tile roof to match the main building's roof. The intention is to reuse the existing timber front door. Dark grey UPVC will be used for the soffits, fascias, and rainwater goods, matching those on the main house, while timber panelling.

The construction aims for high quality, enhancing both the property's look and its thermal efficiency.

IMPACT ON NEIGHBOURS

No impact upon daylight to the neighbours.

OVERLOOKING

Overlooking will not be a problem. There are already three side windows from the ground floor. One further first floor window is proposed to the rear. It will overlook the rear garden and potentially gardens to neighbouring properties. This however will be no different than any typical situation in the city.

PRECEDENTS

There are substantial single storey rear extensions at nearby numbers 19 .

ACCESS AND PARKING

There are no real changes that affect access. Parking will remain as it is. Rear access to the garden will be retained. The side access door into the kitchen. It will be possible to park bicycles within the proposed outbuilding. Bins can be stored at the side of the house or in the rear garden as is presently the case.

SUSTAINABILITY

The proposed extensions are to be built to a good standard in order to comply with the building regulations with insulation standards. Also proposed works to the existing dwelling would be of good standard and improve the situation in terms of insulation standards.

The contractor will be encouraged to responsibly source local materials and use energy efficient lighting. He will also be advised to show a commitment to employ the best practice, site management principles.

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 good levels of insulation and further visual improvements to private external space.

Basic building elements of construction will be from responsibly sourced materials as will finishing elements and a Green Guide for Housing Specification rating of 'A' will be strived for in all building elements.

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. There are areas already hard paved and there is no evidence of any species living in the loft.

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. All hard surfaces if any would be SUDS compliant.

CONCLUSION

To conclude, the proposed alterations have been carefully designed in a way such that they should complement/ enhance the appearance of the existing house and character of the locality. There will be no real change to the street scene. There should be no real overlooking and the proposed alterations/ extensions should not affect the amenity levels of the neighbouring houses. My clients wish to improve the house for their own benefit. They intend on residing in the property for the long term. Changes implemented and improvements will also be to the benefit of any other future residents in the years to come.