



**Design & Access Statement:**

Site: 8 Sandfield Road, Oxford, OX3 7RG

**Proposal: Loft conversion, 2 storey side extension and single storey rear extension.**

**Setting:**

8 Sandfield Road is a 3-bedroom detached dwelling of traditional style believed to have been built in the 1920s.

Sandfield Road is not part of the Conservation Area but is covered by the Headington Neighbourhood Plan (Character Area 03: Headley Way Area). The front red brick garden walls of Sandfield Road are noted as a distinctive feature in the Neighbourhood Plan and these are being maintained.

Sandfield Road is predominantly populated by 1930s large detached dwellings with some newer infill properties. There is a wide variety of styles on the street and whilst some properties share characteristics, such as hipped roofs with smaller gables to the front, by and large, each has its own unique style. Most houses have been significantly extended with some larger gable extensions to the rear and some 2 storey side extensions.

8 Sandfield Road is one of the few houses yet to be developed on Sandfield Road.

**Flood Risk:**

The site is within flood zone 1 that has a low probability of flooding from rivers. Developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of a planning application.

**Access:**

No change to access to the property is proposed.

**Design:**

The scheme looks to convert and extend the original house roof space as would be permitted under Permitted Development rules with a rear facing dormer.

A 2 storey side extension is proposed, which shows a similar approach to that taken at 3 Sandfield Road (02/14488/FUL), where the front of the extension is set back from the main frontage and the roof is stepped down from the main ridge to create a subservient extension. Important detailing of windows, roof and wall banding are to be matched on the side extension frontage to continue the original character of the dwelling.



A single storey rear extension is proposed to create a new open plan living space to the rear and to allow for internal alterations within the original footprint. The single storey element is designed as a more modern flat roof extension that helps to keep a low profile alongside the neighbours.

### **Daylight & Light Assessment:**

The extensions have been designed to avoid breaching the 45/25 degree rule of thumb from neighbouring rear facing habitable windows.

Careful consideration has been given to the extension alongside no.6 Sandfield Road, that has a significant number of side facing windows. From planning records we understand all ground floor side windows of no.6 are to non-habitable rooms or are providing secondary light to a room that benefits from its main light from the rear. We understand the neighbour's rear extension, as well as the side window facing no. 8, has an open plan kitchen area benefitting from a large roof lantern and rear facing doors.

No.6 also has a main first floor bedroom window on the side elevation and the proposed 2 storey side extension has been positioned to avoid extending in front of this window.

### **Ecology:**

Most of the extended area is already hard landscaped or existing garage and therefore no significant habitat is being lost. As the existing roof has plain tiles, has no obvious gaps and has been fully insulated internally with expanding spray foam (sealed roof space), in the past, we do not believe there is any chance for bat roosting areas within the existing loft space and roof structure.

### **Trees:**

We believe there are no trees within 15m of the development that have a stem diameter of 150mm, or more, measured at 1.5. above ground level.

### **Sustainable Drainage (SuDS):**

The development does add to the existing roof area rainwater run-off; however, the extended area is already hard landscaped in most part and any increase in rainwater run-off would be relatively modest. A new garden soakaway designed to meet current SuDS and Building Regulation standards will be installed. This is likely to create less impact than any current surface water drainage provision.

Sustainable Drainage Systems will be utilised for the development to manage surface water runoff in a natural way.

## **Sustainability:**

The applicant is keen to increase the sustainability of the dwelling with the following measures:

- The loft conversion will significantly decrease the heat loss of the current poorly insulated (spray foam) roof space.
- New external insulation is proposed on the north flank wall of the existing house that along with the extended areas will complete a vastly improved insulated envelope of the dwelling.
- Consideration and preparation for future Air Source Heat Pump is also being considered as part of the long term plan.

## **Parking:**

The site is in a Controlled Parking Zone and located within 400m walk to frequent public transport and within 800m of local supermarket. No net increase in number of parking spaces is proposed. The existing garage, which is typically not used for parking is to be removed and and 1 off-road existing parking space is to be retained at the front.