

Design and Access Statement for demolition of a rear outside utility room and erection of a single storey rear extension to a dwelling.

59 The Slade
OX3 7HN
Oxford



Back of the dwelling



Front of the dwelling

Site address:

59 The Slade
OX3 7HN
Oxford

Applicants:

Grzegorz Agacinski
Katarzyna Hutnik

INTRODUCTION:

This Design and Access Statement accompanies an application for the demolition of rear utility room and erection of single storey rear extension.

The primary objective of this proposal is to obtain planning permission.

In addition to this access and design statement, the application is accompanied by the following documents:

- A1: Floor Plan – Ground Floor
- A2: Floor Plan – First Floor
- A3: Elevation – from 57 The Slade
- A4: Elevation – from 61 The Slade
- A5: Elevation – front and rear
- A6: Elevation – roof plan
- A7: Site block plan
- A8: Site location plan
- A10: Sunlight Study Assessment

The Site

59 The Slade is a semi-detached house believed to be built in the 1930s. It is on a good-sized plot and is oriented perpendicular to The Slade Road.

The 59 The Slade is a three-bedroom dwelling over two storeys. The property is a typical example with a front facing living room, and kitchen and dining room towards the rear garden, and a rear utility room only accessible from the garden (it is believed it was intended for coal storage in the past). On the first floor there are three bedrooms, a bathroom with a toilet and an additional toilet.

The dwelling itself is set back from the pavement by 7.8 metres and has a good rear garden and own driveway accommodating two cars.

The house itself is predominantly finished with pebble dash render.

The house is equipped with uPVC windows and the roof is finished with concrete roof tiles.

The site is generally level.

The existing property /property history/ listing

According to searches on the council website there have been no recorded planning submissions.

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 Proposal

It is proposed to extend the liveable accommodation 6 metres deep at ground floor level with a single storey rear extension featuring a flat roof with a maximum height of 3.05 metres and eaves reaching up to 2.85 metres. There is an existing rear utility accessible only from the garden that will need to be removed as part of this development.

We have been living at this house for the last 10 years, and we really like this place and enjoy the neighbourhood greatly. Built in the 1930s, the house features a small kitchen that no longer meets our family's needs and modern standards. Thus, we're embarking on a project to extend the rear by 6 metres. This extension will provide space for a more functional kitchen and adequate dining area, greatly enhancing our daily living experience.

Type of materials and the appearance will match the existing house. External walls will be finished in pebble dash render. The roof will be a flat roof with a sky window.

Windows and doors will be uPVC to match the existing ones. Fascia, soffits, and rainwater gutters will be in black uPVC.

The design mitigates potential overlooking concerns, given that the extension is confined to the ground floor. The placement of the new ground floor window and patio door, oriented towards the garden, ensures no impact on neighbouring properties.

No openings are proposed to the side of the extension facing the No. 57 neighbouring property, and therefore it is considered that the proposal would not impact upon the privacy of the neighbouring occupiers.

A modest side window facing the neighbours No. 61 is proposed. However, the potential for overlooking is mitigated by the fact that the boundary fence's height is 2.3 metres, surpassing the position of the proposed window. Notably, the existing window in the current kitchen, also facing the neighbour's fence, does not exacerbate overlooking concerns.

Moreover, the No. 61 property also has two windows facing our property but since the fence is over 2 metres high, the windows don't cause any overlooking concerns to us.

The proposed extension will fit to the area character since neighbouring original property No.61 was also extended by 6 metres deep rear extension and property; No.63 built part single part two-storey rear extension as well as two storey front extension; No.85 built a part single, part two storey rear extension and there are more properties within the area with various built extensions and other alterations to the original properties.

The proposed extension will use less than 50% of the original garden area.

Noise impact assessments

The proposed development is not expected to pose significant noise impacts, as it will be managed through the implementation of best site management practices, including collaboration with neighbouring stakeholders to address any potential concerns.

Access

There will be no real change whatsoever that affects access to the property.

Daylight/ sunlight analysis

The proposed extension does not impact upon neighbours regarding sunlight, daylight, or overshadowing.

The proposed development has been designed with great consideration for neighbouring properties' access to sunlight, daylight, and potential overshadowing. In the process of a daylight and sunlight assessment the Building Research Establishment (BRE) latest guidelines were taken into account.

The computation path of the sun for the neighbouring property No. 57 was generated, and analysed. The findings were used to guide the decision about the dimensions of the proposed extensions to ensure the neighbouring property No. 57 right to sunlight and daylight access is not affected.

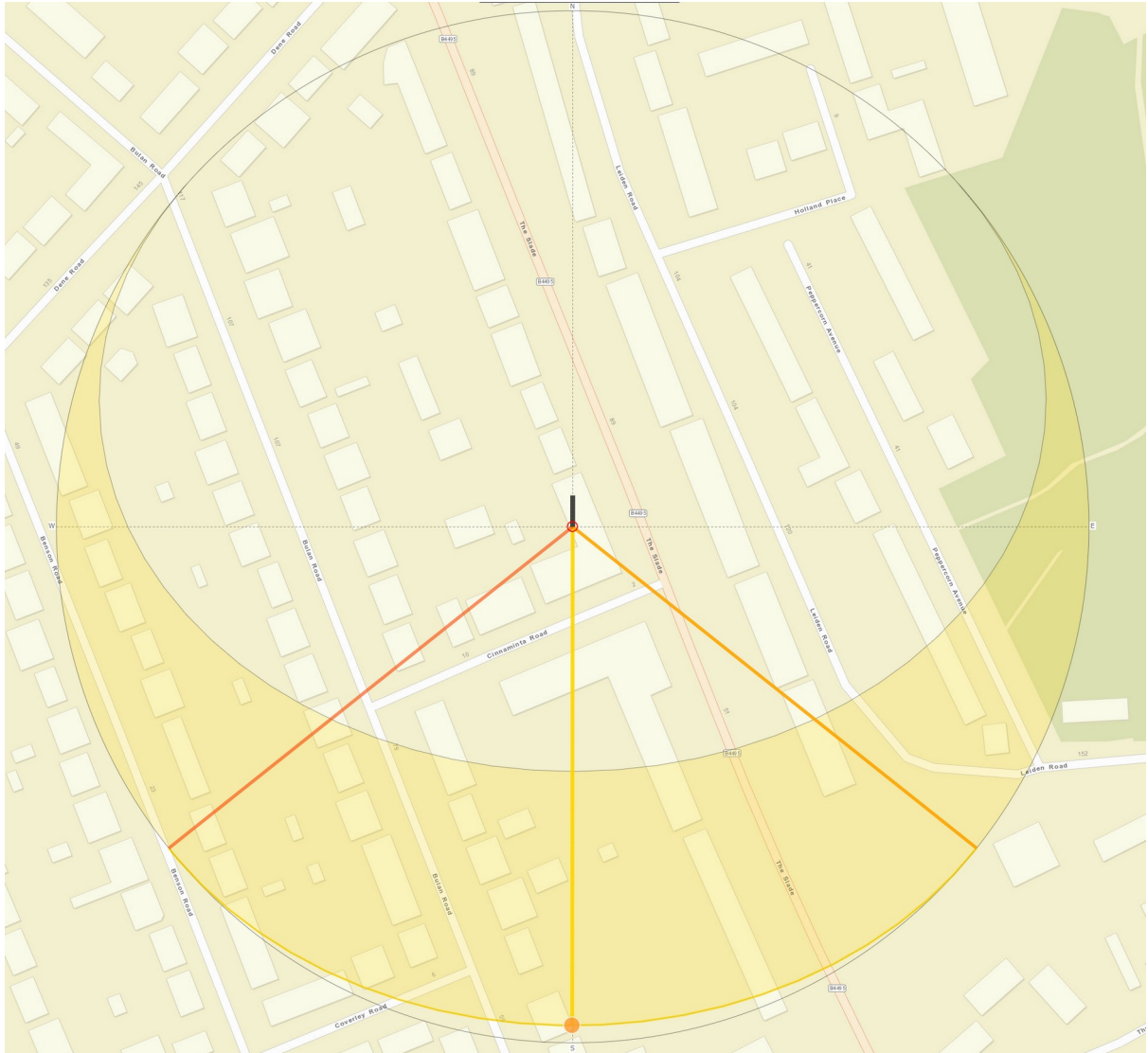
We assure that the proposed extension will not compromise the No.57 neighbouring property's access to daylight and sunlight. The proposed extension is positioned to the north of the neighbouring property No.57, ensuring no or very minimal shadowing effects. Position of neighbour property No.57 in relation to the applicant's property ensures that the No.57 neighbouring property will receive sunlight and daylight all year, throughout the day. Please see attached graphs showing exposure to the sunlight for the longest and shortest days in a year. From generated graphs and carried assessment we are certain that property No.57 would not experience any decremental impact on the sunlight and daylight access. For the majority of the year No.57 property and garden would receive the same amount of the sunlight and daylight as it gets at present.

The proposed extension will be sited around 3 metres from the No.61 neighbouring property, therefore does not impact upon neighbours regarding sunlight, daylight, or overshadowing. Moreover, property No.61 is situated on the raised ground at least 0.5m above ground level of the applicants' property No.59.

We are committed to preserving the light conditions of our neighbours and ensuring harmonious coexistence within the neighbourhood.

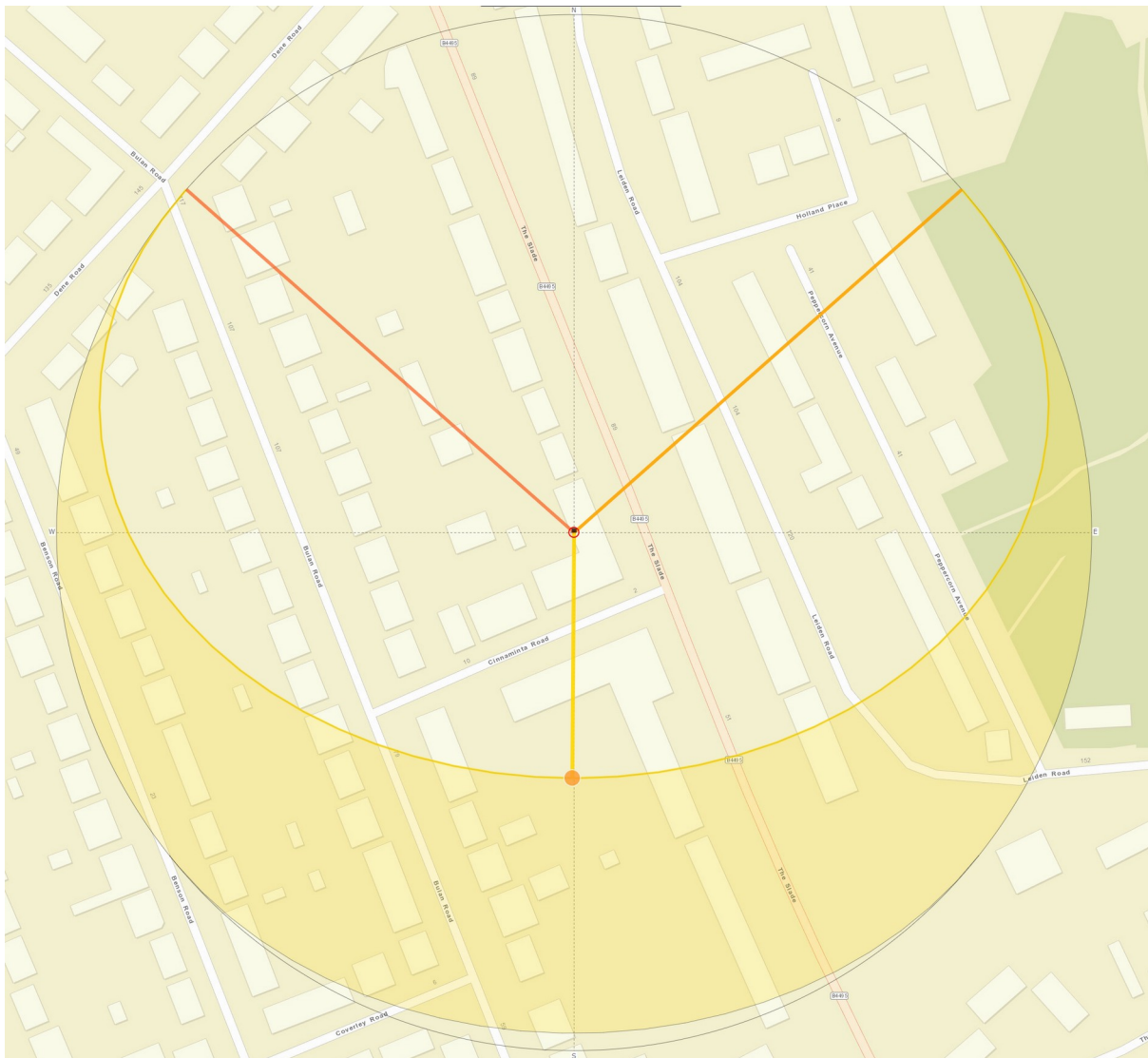
Sunlight and daylight analysis supporting graphs:

The computation path of the sun for December 21st, OX3 7HN, 57 The Slade (the shortest day of the year).



The black line on the graph depicts direction of the shadow. It is towards the applicant property No.59 (not towards neighbour No.57).

The computation path of the sun for June 20th, for OX3 7HN, 57 The Slade (the longest day of the year).



The black line/dot depicts the direction of the shadow. It is towards applicant's property not towards the neighbour property No. 57.

Sustainability

The design will incorporate measures, which will ensure energy efficiency in line with the current standards for modern housing. In summary, energy consumption will be kept to a minimum by employing the following measures: high performance double glazing, insulated walls, and energy efficient lighting.

The Contractor will be strongly encouraged to employ best practices in site management.

Our health and well-being will be satisfactory by the provision of adequate levels of daylight, sunlight, and lower heating bills due to additional insulation wherever possible.

Tree Survey, Arboricultural Statement

There are no trees on the site/ to be affected by the proposals.

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 is located within a flood zone 1 which means a low probability of flooding from rivers and the sea.

Crime and community safety

Alterations to the existing house are not expected to have either a positive or negative affect on community safety.

Biodiversity

We believe that this is not applicable to this project. However, a large number of plants have been planted in the garden, and they extend beyond the area of the proposed extension

Heritage Statement

We believe that this is not applicable to this project.

Foul Water

The property is currently served by the local authority drains.

Landscaping details

There are no major changes to the current landscaping.

Surface Water

Surface water would be collected in water butts and utilized for watering plants in both the back and front gardens, as well as in raised beds."

Conclusion

In summary, the proposed extension has been meticulously crafted to harmonise with and enhance the aesthetic appeal of the current dwelling, without detracting from the locality's inherent character. Care has been taken to ensure there will be no intrusion upon neighbouring properties, preserving their amenity levels. The existing high fences enclosing the gardens serve as a natural screen for the proposed extension. Our aim is to enhance our home while also ensuring it serves as comfortable and sustainable living accommodation for the foreseeable future.