



1. S^c Mary Magdalen Parish
2. S^c Michael
3. S^c Peter le Bailey
4. S^c Marcan
5. All Saints
6. S^c Mary the Virgin
7. S^c Peter in the East
8. S^c John the Baptist
9. S^c Ebbw

1. 6
2. 3 9
3. 8 & parts of Chr^{ch}. S^c Aldate & N. Hinksey P^{ar}

5 Moody Road, Oxford
Planning & Design Statement
8th March 2024

MATR.DESIGN

Summary

A previous planning application for 5 Moody Road (21/01805/FUL) was permitted for the creation of a new dwelling, along with improvements to the layout and facilities of the existing first floor flat.

Following that application, there have been substantial changes and improvements to the building regulations in the UK. Among these, the building regulations have significantly increased the thermal efficiency and airtightness of both extensions and new dwellings.

This application aims to improve on the design for 5 Moody Road. The intention is to further improve the layout of the new dwelling and existing flats, and to improve the form of the buildings to reflect recent changes to the building regulations. The new design aims to meet the challenges of climate change and sustainability that the updated building regulations require.

The design aims to maintain the same streetscene as the previous proposal, with the new dwelling remaining subservient to the surrounding buildings. Materials and form have been chosen to reflect the traditional vernacular of residential buildings within Oxford. The proposal is also similar in scale and appearance to other nearby extensions and buildings along Moody Road itself.

The proposal has been discussed with the immediate neighbour at 4 Moody Road, with no changes to the design requested at this stage.

Small changes to the rear elevation (compared to the previous proposal) should both reduce potential for overlooking and allow the first floor flat improved access to their garden.

Streetscene

The form and size of the proposal is consistent with the design of residential extensions within Oxford.

The previous permitted application has already assessed the impact on the street scene of allowing a two-storey extension over the garage. There are examples of similar rear extensions along the street.

The proposed rooflines are lower than both the existing building, and those of other extensions along the street.

The roofline of the 5C Moody Road has been designed to be subservient to the main building. As a result, it also provides little to no additional shadowing to the neighbouring existing dwelling at 3 Moody Road (depending on the time of year). Shadow studies have been produced and discussed with the neighbour, and can be submitted for planning consideration if desired.

Setback

5C Moody road will be set back from the front of the neighbouring garage at 3 Moody Road by approximately 0.75 metres. It will also be setback from the brick wall of the neighbouring dwellings at 5 Moody Road by approximately 0.4 to 0.75 metres (depending on where it is measured from).

The new extensions and proposed dwelling will be insulated to an exceptionally high

standard. Thermal insulation and the impact of dwellings on climate change are key design and planning considerations.

By allowing the new extension to completely insulate the side and rear of 5 Moody Road, we will be providing an exceptionally high standard of insulation to the existing dwellings of 5A and 5B Moody Road.

Similar to the vast majority of British housing stock, the existing dwellings have poor levels of insulation by modern standards. The new extensions will provide a complete thermal envelope on the side and rear, with no gaps. This will vastly increase the thermal efficiency of the existing flats. The loft insulation above 5B Moody Road will also be upgraded to the current building regulation standard.

Under modern building standards and regulations, any break or junction in the thermal envelope of a building has the potential to cause significant thermal bridging, poor environmental performance, and damp/condensation issues. This is particularly important when dealing with older dwellings with different levels of thermal performance.

Through a simple building form and a complete thermal envelope covering the side and rear elevations, we provide an improved internal environment for both the existing and proposed dwelling/s. It also significantly boosts the sustainability and thermal performance of the building.

Line of rear elevation

The previously permitted application moved the rear wall approximately 0.5m into the garden, bringing it closer in-line to the other rear extensions along the street.

The revised design aims to leave the existing rear wall & elevation in its current position. This will make the rear extension a relatively modest addition compared to other existing extensions along the street.

Changes to form

The form of the proposed dwelling and the rear extension to 5 Moody Road have been updated to reduce the external building envelope, and remove junctions that have become problematic to construct under modern building regulations. The aim of the design changes are to:

- Improve the internal layout and quality of accommodation
- Improve thermal efficiency and reduce the potential for thermal bridging
- Improve ease (and therefore speed) of construction

To meet the current thermal regulations a traditional cavity wall for a new dwelling will typically need to be close to half a metre thick.

Example:

(external)

15mm two-coat render

100mm blockwork

50mm cavity

200mm cavity insulation

100mm blockwork

15mm two-coat tender

(internal)

This wall build-up would meet the modern U-value target of 0.18 W/m²K. This increase in thickness, by historical standards, is reflected across the entirety of the building envelope. New walls and extensions in existing dwellings are now subject to the same requirements. It is now more important than ever that the insulation and airtightness layer be continuous throughout the entire building.

To give an impression of where this requirement sits in historical terms:

1970 New Dwelling: 1.6 W/m²K

2010 New Dwelling: 0.3 W/m²K (433% improvement to 1970)

2024 New Dwelling: 0.18 W/m²K (66% improvement to 2010)

Passivhaus: 0.15 W/m²K

These modern standards mean that certain architectural designs that were previously commonplace will become increasingly costly and problematic to build. Keeping a building form elegant and straightforward is more important than ever. The more junctions and changes in a building's form, the more expensive it will be to construct and the greater the potential impact to its thermal efficiency.

The updated design both reduces the number of junctions in the building form and maintains the same floor space as the previous proposal (despite the increased thickness of the external walls). It also reduces the projection of the rear extension, keeping the proposal in-line with the existing rear wall of 5 Moody Road.

We're happy to answer any questions and provide further information as required.

