

50 Raymund Road

Design and Access Statement



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1.0 INTRODUCTION

1.1 Executive Summary

This Design and Access Statement has been prepared on behalf of the applicants, Nathan Korda and Timea Korda-Kovats, to explain the proposal for improvements to the property.

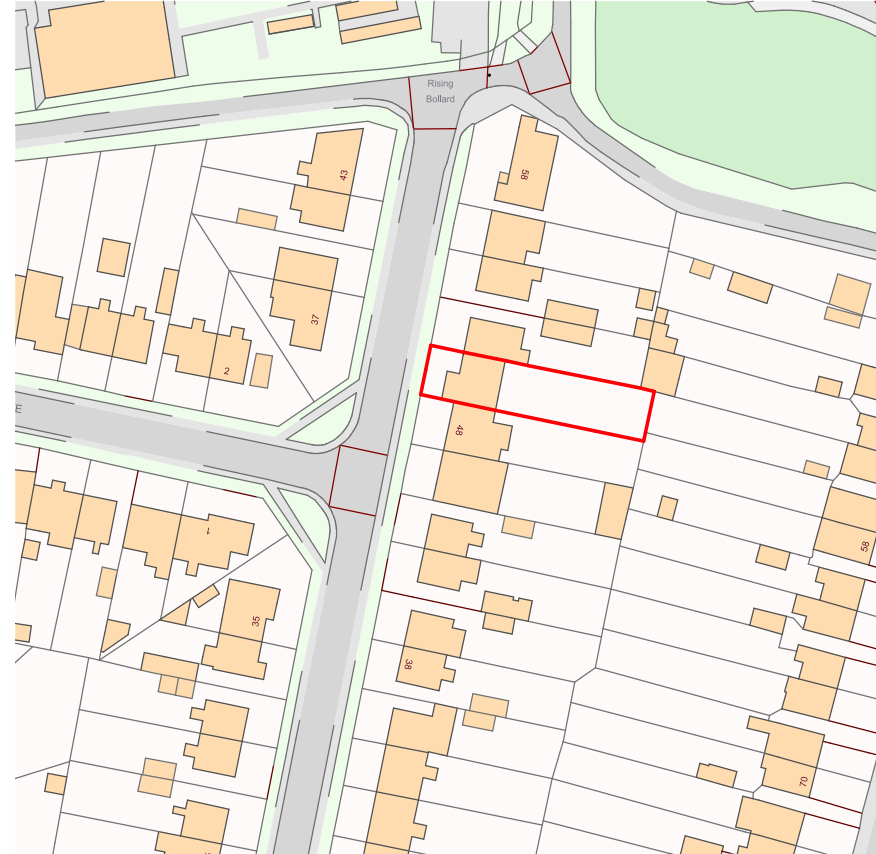
The objective of this proposal is to create much needed space for the family. There is also an imperative need for energy retrofit to improve the house thermal performance.

The proposed scheme has been sensitively designed to relate to the existing building fabric while keeping modest in scale to blend with its existing surroundings.

1.2 Proposal

50 Raymund Road is a semi detached house, located on a quiet residential road. Many of the houses in the vicinity have now been extended in similar ways as the current proposal. The alterations and extensions will provide improved living accommodation for this long term family home.

The existing property currently has no thermal insulation. It is paramount in this climate crisis to future proof our homes as much as possible. The improvements to the thermal performance will drastically reduce energy in use for this property, which is a priority for the applicants.



Site Location Plan

2.0 SITE LOCATION



Google Maps - Satellite image

50 RAYMUND ROAD, OX3 0SP, OXFORD
MARCH 2024



Existing Block Plan

DESIGN AND ACCESS STATEMENT

3.0 EXISTING SITE

3.1 PLANNING HISTORY

3.1.1 Relevant Planning History

17/03090/FUL | Demolition of existing ground floor rear extension, erection of single storey front and side extension, conversion of garage into habitable space, alterations to windows on side elevation and insertion of patio doors to rear elevation. - Approved 05-02-2018.

3.1.2 Relevant Planning History of nearby properties with similar sized extensions

22/01826/FUL | Demolition of existing single storey rear outrigger with solar panels above. Erection of single storey rear extension and a two storey side extension. Formation of 1no dormer to rear roofslope and insertion of 2no rooflights to front roofslope in association with loft conversion. Insertion of 1no window to rear elevation. - Approved 07-11-2022.

21/00204/FUL | Demolition of existing single storey rear extension, erection of single storey front, side and rear extension and formation of 1no. rear dormer in association with loft conversion. - Approved 25-03-2021.

20/02068/FUL | Formation of 1no. dormer to rear roofslope and insertion of 2no. rooflights to front roofslope. Erection of a two storey side extension and a single storey rear extension. - Approved 22-10-2020.

18/01549/FUL | Erection of a part single, part two storey rear extension and a two storey side extension. - Approved 11-11-2020.

17/00282/FUL | Erection of a part single, part two storey rear extension and single storey front porch extension. Insertion of 2no. additional windows to side elevation. Formation of 1No. dormer window to rear roofslope and insertion of 2No. front rooflights in association with loft conversion. - Approved 10-04-2017.

17/00095/FUL | Erection of a single storey front and rear extension and first floor side extension. - Approved 13-03-2017.

3.0 EXISTING SITE

3.1.2 Background

Raymund Road was named after Raymund Haynes, who lived and farmed at Cross Farm, Old Marston for many years during the 19th/20th centuries.

Shell Guide to Oxfordshire. John Piper. Faber 1953 wrote about the area that it was an overpowering development outside Oxford.

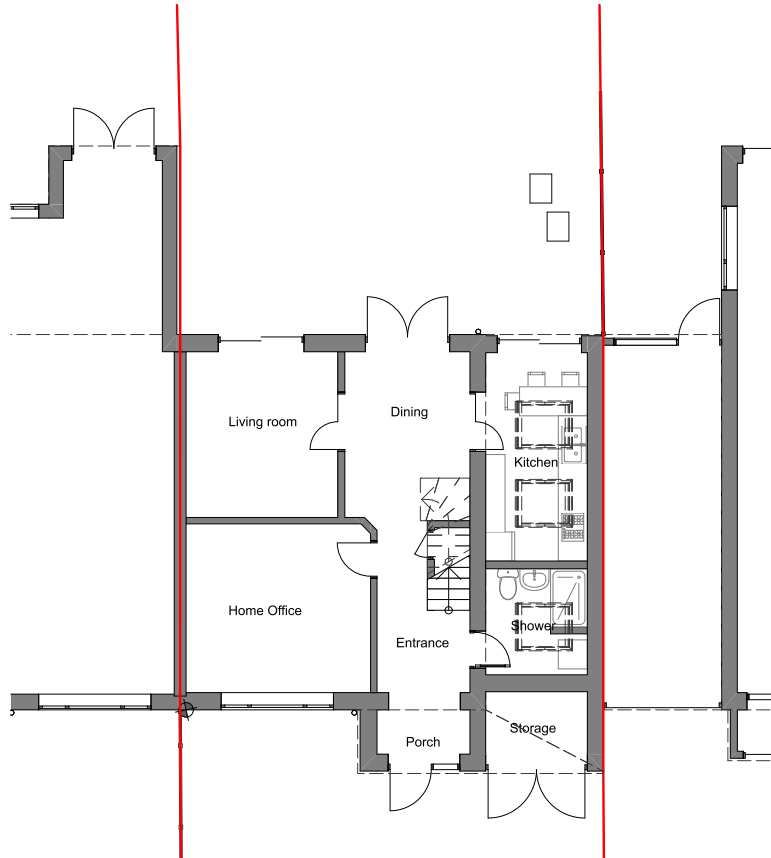
The construction of the working class suburb of New Marston began in the late 1880s, reaching Old Marston as ribbon development along Oxford Road just before the Second World War. In the mid and later 20th century this development spread out to wrap around the southern edges of the old village. The village was cut off from the wider countryside by construction of the Oxford ring road to the north in 1932. Municipal housing was developed along Mill Lane to the north of the village core during the Inter-War period..



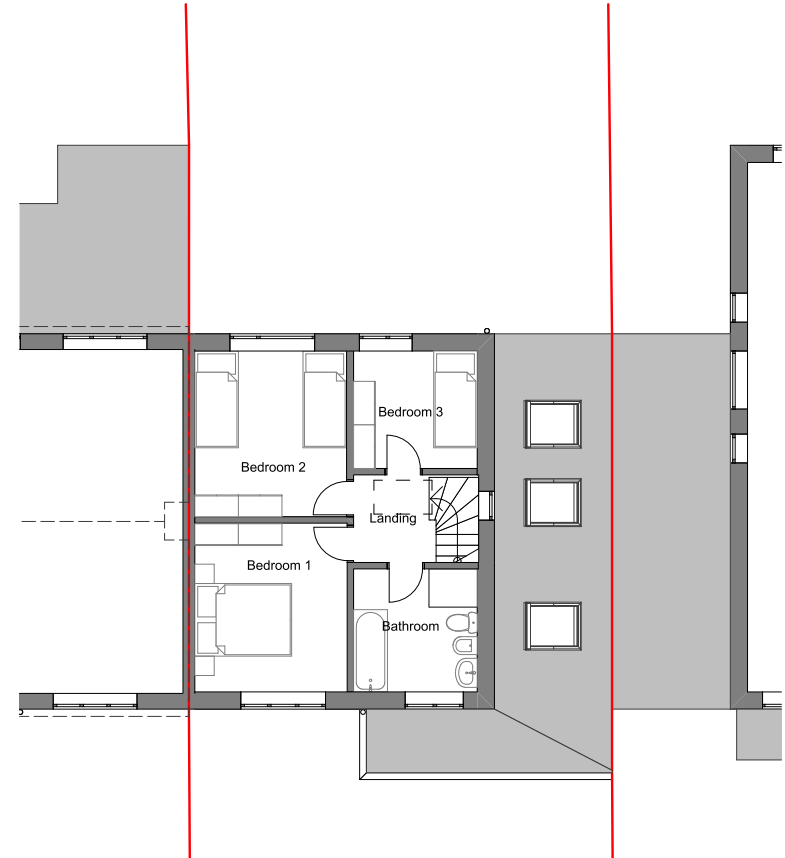
Ordnance survey map showing development proposal for Marston (1961), SP50NW - A/, Source: National Library of Scotland Online, <https://maps.nls.uk/> Accessed: 28 March 2024.

3.0 EXISTING SITE

3.2 PLANS



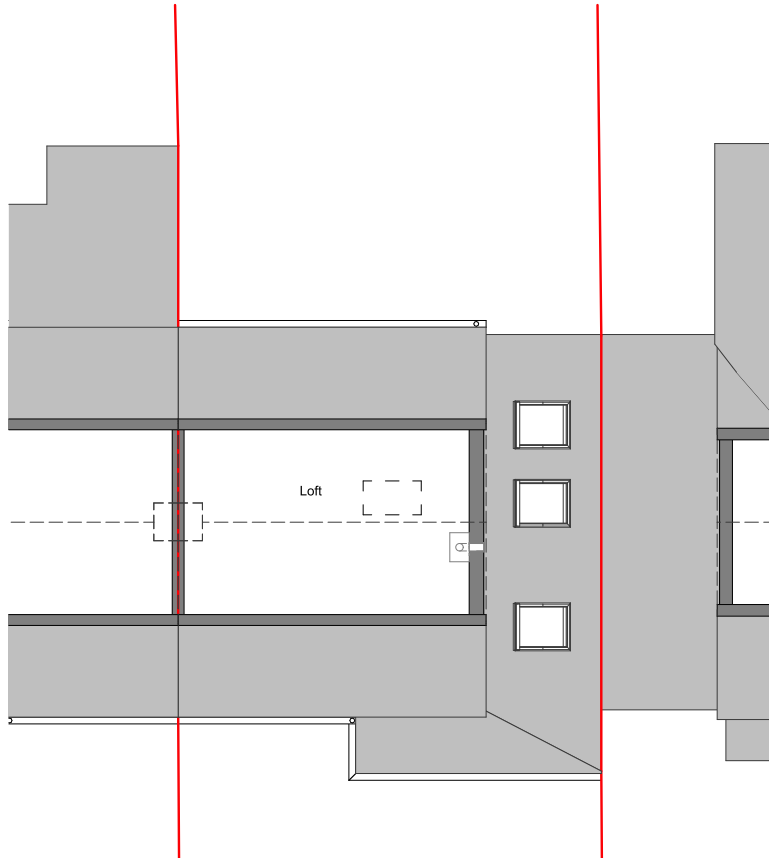
Existing Ground Floor Plan



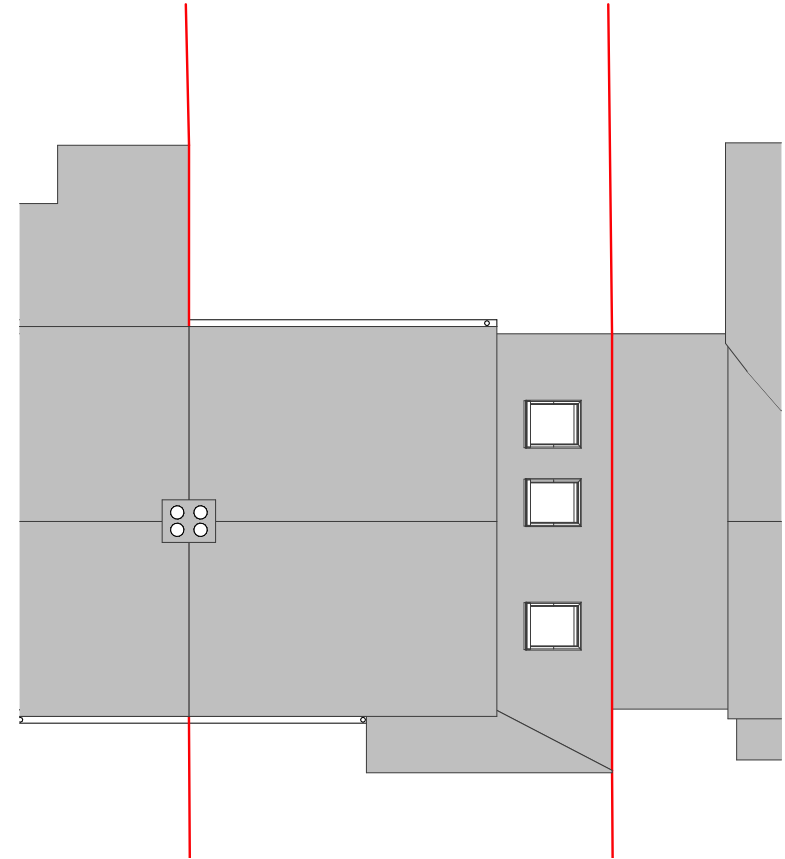
Existing First Floor Plan

3.0 EXISTING SITE

3.2 PLANS



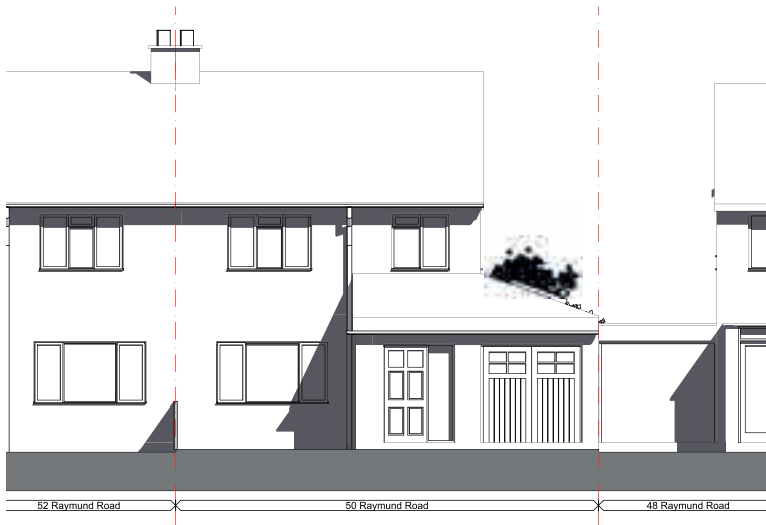
Existing Second Floor Plan



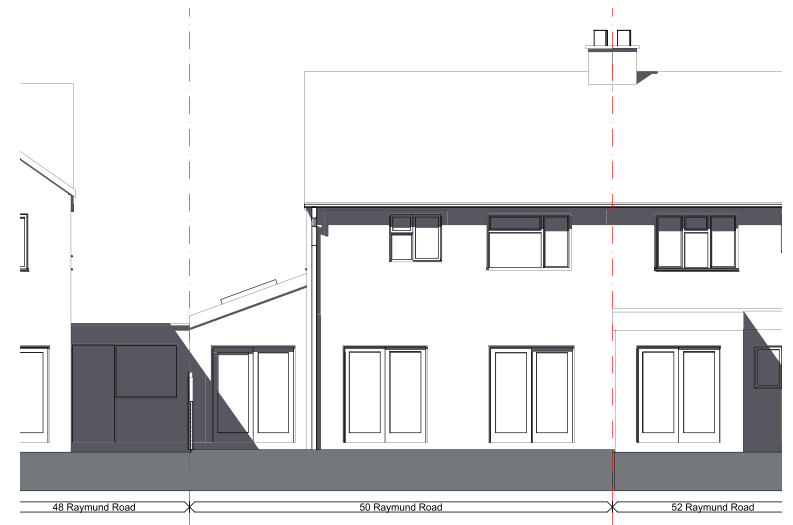
Existing Roof Plan

3.0 EXISTING SITE

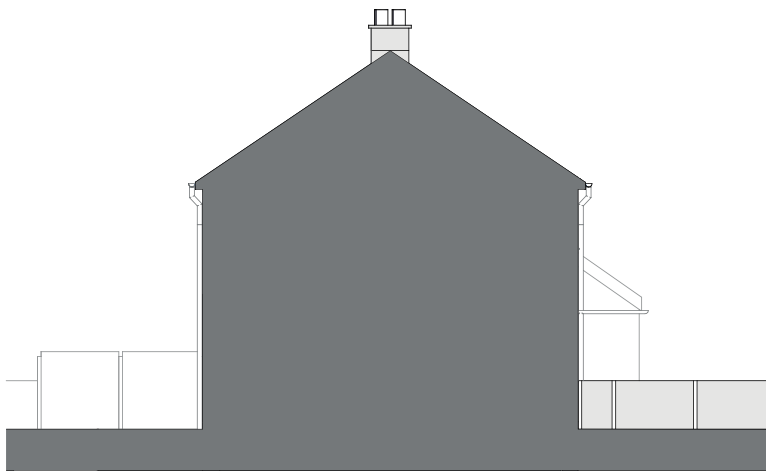
3.3 ELEVATIONS



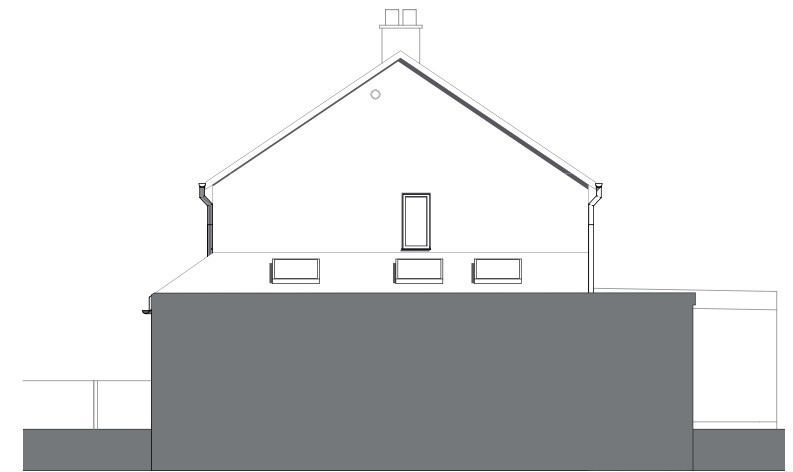
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

3.0 EXISTING SITE

3.4 MATERIALS

50 Raymund Road is built with cavity walls, external pebble dash render and replacement uPVC white windows. The current owners started a refurbishment project where they replaced some of the windows and doors with timber windows and doors.



4.0 PROPOSED WORKS

4.1 USE AND AMOUNT

50 Raymund Road is solely used for residential purposes and this will remain unchanged. We are proposing to extend the property to the rear and convert the loft to habitable space to create a functional and comfortable living area.



Proposed Block Plan

4.0 PROPOSED WORKS

4.2 ACCESS AND LANDSCAPE

Vehicular access to the site would utilise the existing entrance. The existing driveway within the site provides adequate space for accessing the property.

Landscaping at the site will remain largely unchanged.

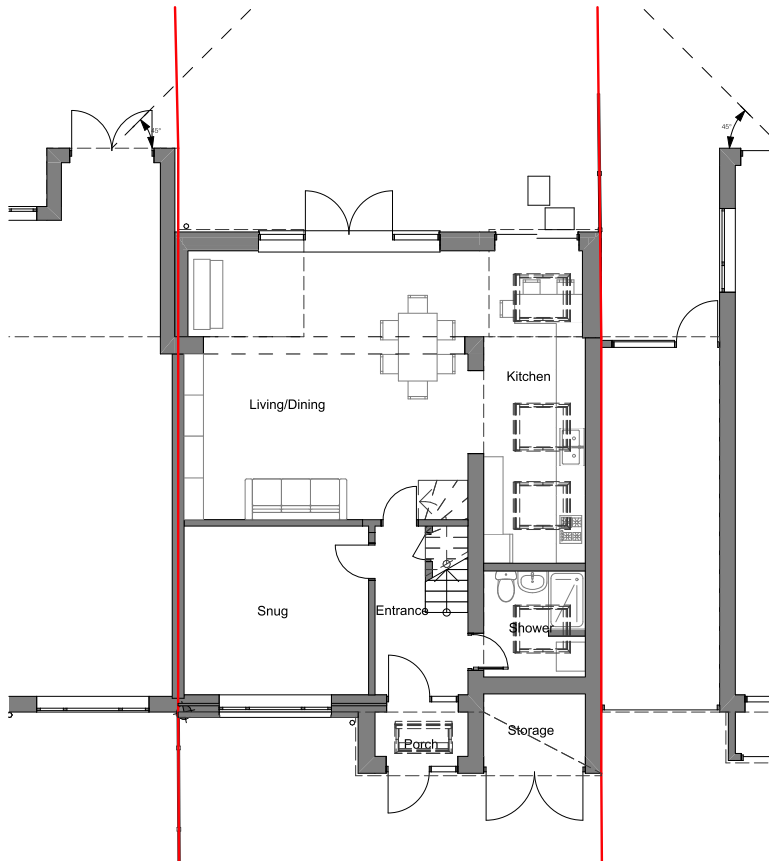


Proposed Block Plan

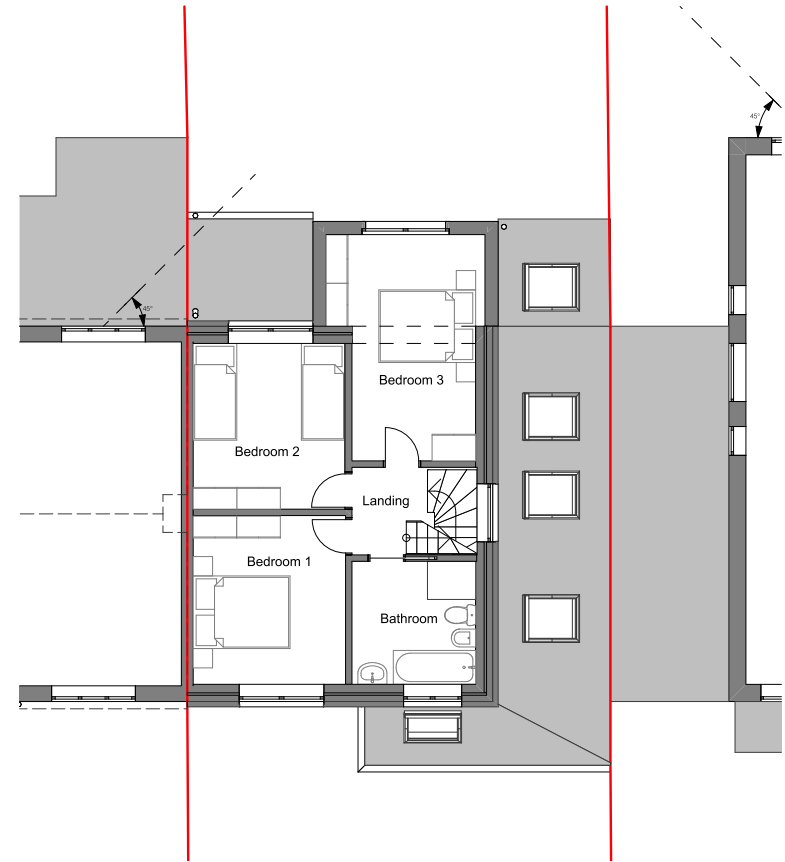
4.0 PROPOSED WORKS

4.3 LAYOUT

The ground floor extension looks to extend the full width of the property to the rear to create a light filled living-dining-kitchen area. It will provide much needed space for the family, capitalising on the link to the garden without disrupting the overall proportions of the house. On first floor level the extension will provide a well sized much needed third bedroom for elderly family members who are becoming dependant on the family. The second floor master bedroom will provide much needed space for the family to care for the elderly.



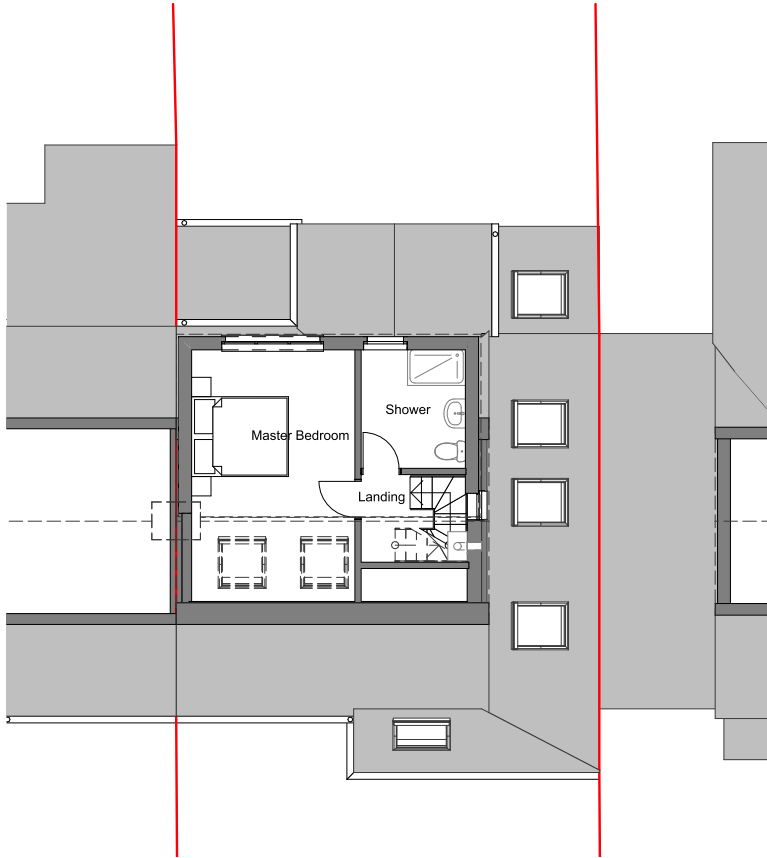
Proposed Ground Floor Plan



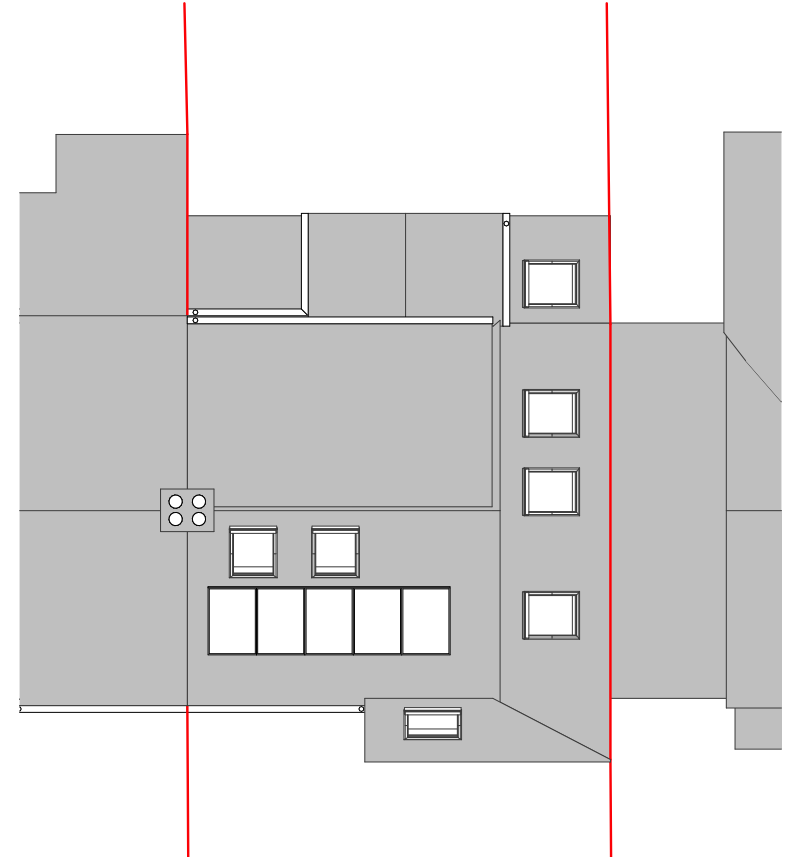
Proposed First Floor Plan

4.0 PROPOSED WORKS

4.3 LAYOUT



Proposed Second Floor Plan



Proposed Roof Plan

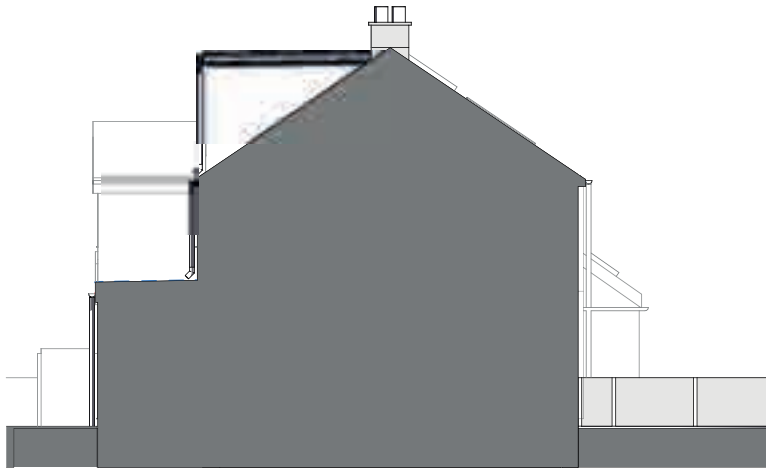
4.0 PROPOSED WORKS

4.4 APPEARANCE AND SCALE

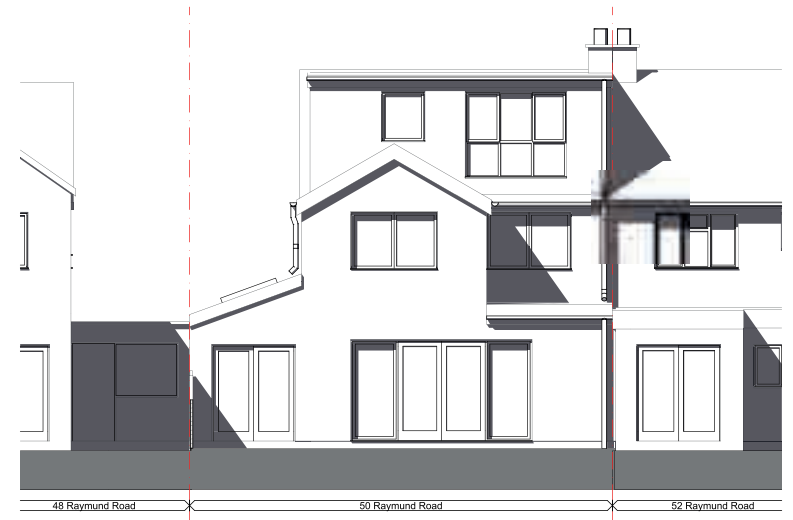
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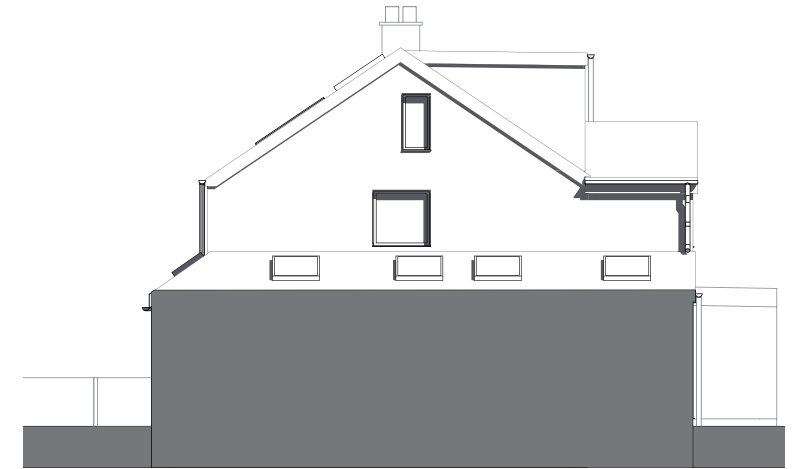
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

4.0 PROPOSED WORKS

4.4 APPEARANCE AND SCALE



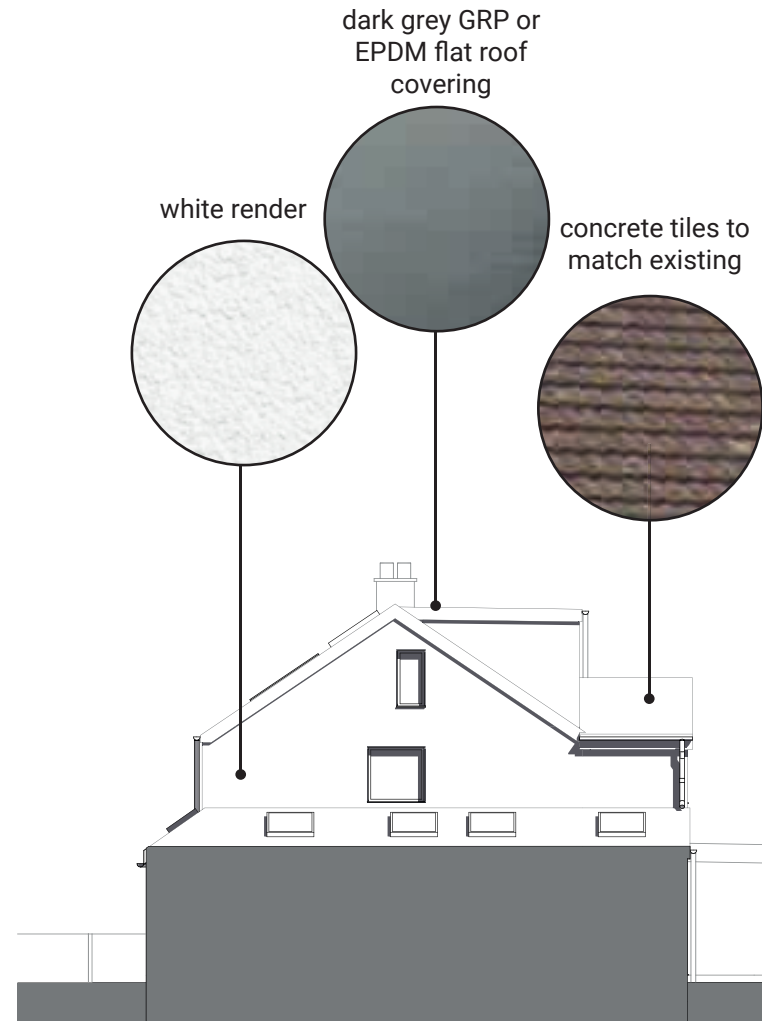
Proposed Front 3D View



Proposed Rear 3D View

4.0 PROPOSED WORKS

4.5 MATERIALS



Proposed Side Elevation