

DESIGN AND ACCESS STATEMENT

6 Oxford Road, Old Marston, Oxford. OX3 0PQ.



Front elevation



Rear view.

1.0 SITE ASSESSMENT:

6 Oxford Road is a semi-detached two storey family home. To the rear of the house a single storey extension has been added along with a conservatory. To the side of the house the original garage has been converted into a study. The walls of the property are finished in painted render with uPVC doors and windows under a plain concrete tile roof (the rear extension has a felt roof covering). PV panels have been added to the front and rear roof slope.

To the front of the house is a paved parking area that is enclosed by a 600mm high dry-stone wall. The rear garden is laid to lawn with a 1.8m high close boarded fence to the boundary.

The property is not listed but is within the Old Marston Conservation Area.

2.0 PROPOSAL:

This planning application seeks approval for the following work:

- Removal of existing single storey elements.
- Construction of side and rear extension.
- Erection of outbuilding in rear garden.

3.0 DESIGN:

The existing conservatory is in a poor state of repair, in the winter it is too cold, in the summer it is too hot. The existing rear extension is not well integrated within the rest of the house. This application seeks to remove both the conservatory and the rear extension, and construct a new rear extension, to allow for construction to proceed the side element will also be removed and re-built.

The proposed extension will provide a new seating area, dining area plus utility area and ground floor shower room. The existing study, that faces the road will be replaced. The depth of the extension will be approximately 300mm deeper than the extension of the neighbouring property, #8 Oxford Road. The new extension will create a simple and coherent rear elevation unlike the current appearance.

Externally the walls will be faced in coloured render to match existing. A set of folding sliding doors will open onto the garden. Additional natural light will be provided by windows and two roof lights. The side elevation will not contain windows to habitable rooms apart from a high-level window to the study. Most of the roof will be covered with a single ply membrane with a sedum blanket over. The elevation facing Oxford Road will be re-built to match the existing structure.

Outbuilding:

Within the rear garden a home office with garden store building is proposed. The provision of a detached home office will allow for a better work life balance. The building will be sited along the western boundary of the property. The walls will be clad in timber under a plain concrete tiled roof. The office will have a set of glazed sliding doors that face the house. The building will be entirely ancillary to the house and will not contain any cooking facilities or sanitary provision. The outbuilding requires planning approval due to its height and proximity to the boundary. The location has been carefully selected from a practical perspective as well as ensuring that adjacent properties are not affected by the structure.

4.0 ENVIRONMENT / BIODIVERSITY.

No known natural habitats will be disturbed because of the works.



The site has not been identified as being at risk to flooding.

The works will be carried out meet / exceed current building regulations and will be significantly more thermally efficient than the existing property. The completed building will have an improved level of airtightness and insulation compared to the existing property. The additional of a sedum blanket will help to create a habitat for bees and birds.

Provision for an EV charging point will be added to the front elevation.

The completed project will not create additional shading of adjacent properties.

5.0 ACCESS:

The vehicular and pedestrian access to the property will not be affected by the proposals.

There will be no change to the number of on-plot parking spaces. Internally, the proposal will reduce the number of steps, this will be particularly useful for those with limited mobility. The erection of the home office should reduce vehicle movements as home-working will become more feasible.

6.0 SUMMARY

- The design is sympathetic in scale and design to the original property.
- The materials chosen for the works are appropriate to the site.
- The neighbours will not be affected by the proposals.
- The building works will improve the thermal efficiency of the building.
- The Conservation Area will not be affected by the works described in this application.