

PPA2308 - Garage Conversion, Link and Roof Extension, and Cycle Store to 1 Ponds Lane, Old Marston, Oxford - Design and Access Statement

Outline of Proposal

Our clients would like to re-order the internal layouts and create a link to the garage/playroom to act as a utility/boot room. Their intention is also to re-roof the house so that the loft space can be utilised as habitable space.

Assessment of Site/Heritage Statement

Situation, Orientation and History

The house is a two storey c.1950's property located within the Conservation Area in Old Marston. The house has a west facing frontage from the drive, and the south elevation faces the garage and the road

Existing Features and Materials

The existing building comprises facing brick construction with a concrete low pitched tiled roof and PVC-u joinery.

Survey Drawings

Existing survey drawings are provided.

Character of Existing Development in the Locality

The surrounding buildings generally comprise facing brick construction with tiled roofs and a variety of joinery styles.

Suitability of Site for Development

The proposal is for re-pitching of the main roof to the house, re-roofing and conversion of the existing garage to a playroom, extending between house and garage to form a utility room, the creation of a garden cycle store and rendering the existing property. There would be no affect on the amenity of neighbours due to the changes, and the higher roof pitch would be more in keeping with other properties in the conservation area. As result we feel that the site is suitable for the development.

Benefits/Constraints/Hazards

Benefits

The proposed changes would enhance the living conditions of the client. There have been few changes to the property since construction and the revised layout would provide a much better space for modern family living without detriment to any neighbour.

Constraints

There are no major constraints. There is no compromise under Appendix 7 to rights to light for either neighbour for the rear extension.

Hazards

Other than working at height and need for care in respect of material deliveries and carting away debris, hazards would mostly revolve around the construction traffic. This is no different to many streets in Oxford.

Final Design Scheme

Style and Layout

The scheme retains the flat roof over the garage but raises this in order to insulate the garage floor and provide adequate headroom. The utility space follows the lines of this. The roof provides four gables where previously there were three, re-pitching and raising the eaves by 225mm. The use of render enable the elements of the property to be visually brought together to form a cohesive aesthetic.

Policy

The scheme accords with Policy HP9 and HP14 of the Sites and Housing Plan 2011-2026

HP9 (relevant parts)

- *the form, layout and density of the scheme make efficient use of land whilst respecting the site context and has no affect upon heritage assets;*
- *landscaping and boundary treatments remain as existing*
- *there is no significant increase in surface water runoff.*

HP14

- *the development does not compromise the privacy of any neighbour*
- *the orientation of windows in both existing and new development, in respect of access to daylight, sunlight and solar gain (i.e. natural heating from direct sunlight) is not compromised*

Situation and Orientation

The situation of the building remains as existing.

Access

There would be no change to the current access to the property

Requirement for Good Design

We believe that the building meets the requirement for good design in the following respects:

- It provides an appropriate intervention which is in keeping with its surrounding and the existing building in its use of materials.
- Its scale is in keeping with the extent of the site and existing structure.
- It provides an aesthetic similar to the existing building, using similar materials, details and treatment.
- It complies with current policies HP9 and HP14 of the Sites and Housing Plan 2011-2026
- It meets and exceeds the current building standards
- It protects the neighbour's rights to light
- It fulfils the brief of the clients and provides a considered approach to their needs.