

Project

10 Reid Close
Banbury
Oxfordshire
OX16 0SZ

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INTRODUCTION

Context

This Design and Access Statement (DAS) accompanies the Full Planning Application for a new 1 bed, 2 storey dwelling to the West of 10 Reid Close, Banbury. It explains the design principles and concepts for the project, how much development is proposed; the layout, scale, landscaping and appearance of the building.

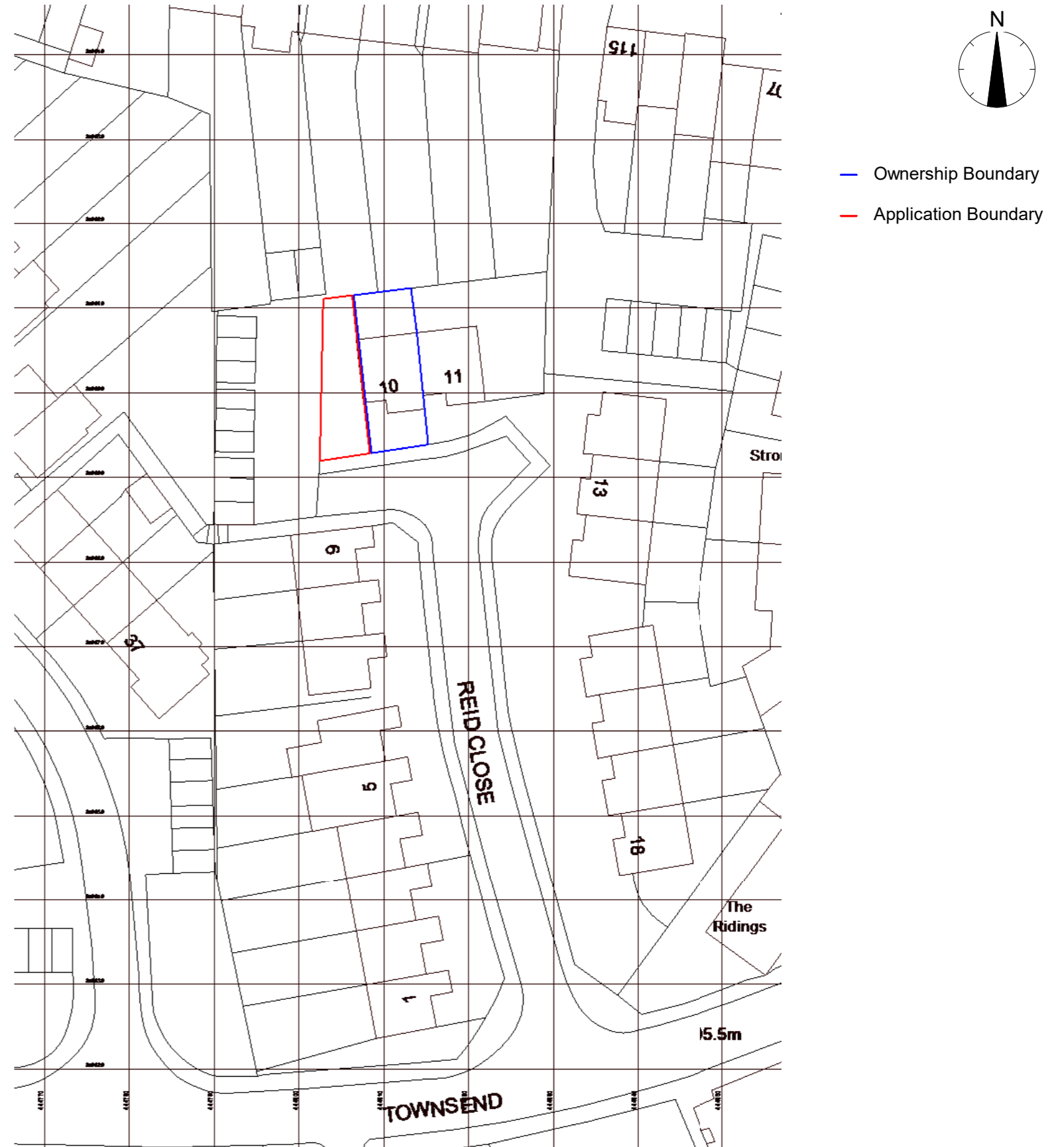
Documentary Aims:

This document aims to explain the background and rationale of the proposals. The intention of this DAS is to complement the application pack, improve the understanding of the building and its context, and to inform upon the proposals for development. This document should be read in conjunction with the accompanying Planning Statement.

Executive Summary

10 Reid Close is a 3 bedroom semi-detached dwelling which sits at the end of the close in central Banbury. The property has a single garage, off road parking for 2 cars, a lawned garden to the front and enclosed gardens to the side and rear.

This proposal seeks to utilise the western portion of the plot for a new 1 bed, 2 storey dwelling.



Site Location Plan

PRE-APPLICATION & PROPOSAL SUMMARY

Pre-application advice was sought and a response was received on 14th August 2020.

APPLICATION: 20/01873/PREAPP

PROPOSAL: Erection of a new dwelling house.

AT: 10 Reid Close, Banbury, OX16 0SZ

Actions

Matters raised within the pre-application have been address within this application and actions are summarised below:

- Scope of proposal reduced
- GIA of proposal in line with Technical Housing Standards
- Proposed ridgeline dropped and frontage set back to align with the character of Reid Close
- Required parking provided and demonstrated within the site layout plan.
- Allocated covered and secure bicycle storage allocated and shown on the site layout plan
- Visibility splays incorporated and shown on the site layout plan.
- Parking at 10 Reid Close retained as existing



10 Reid Close, Banbury

The pre-application acknowledges that site is situated in an area with good accessibility to amenities and in sustainability terms is considered acceptable, however it highlights a few matters which have been addressed within this application.

Site

Reid Close is located in central Banbury, within Ruscote Ward. The dwellings along Reid Close are predominantly terraced, with parking and gardens to the front and gardens to the rear. The Close slopes to the North, with the ridgelines of the dwellings dropping to accommodate for this.

The site is not within a conservation area, AONB or flood risk zone.

Proposal

The proposal forms a side extension to the West of 10 Reid Close, creating a line of 3 terraced houses, and therefore the proposed would be in keeping with the character of Reid Close. The pre-application discussed that the roof ridgeline would be deemed more acceptable were it to drop in a similar manner to the existing terraces. This has been incorporated to align with the character of Reid Close, along with the setting back of the front elevation to create the feel of a subservient addition. All materials have been proposed to match the existing, reinforcing the local distinctiveness.

It has long been predicted that home working will become more common place and has recently been accelerated by the current Covid-19 restrictions. The provision of a study at first floor provides the opportunity to accommodate home working which in turn promotes both environmental and social sustainability by reducing commuting and improving a person's work life balance.

Parking is provided to the front of the new dwelling (discussed further below) and the remaining area will be landscaped to form a planted border, further replicating the layout and character of the Close.

The proposed 1 bed, 2 storey dwelling, has an internal floor area of 64.3m² and therefore comfortably meeting the requirements of the Technical Housing Standards.

Access, Parking & Sustainable Transport

Vehicular access is gained from Reid Close. As a 1 bed dwelling, 1 parking space has been provided to the front of the proposed dwelling. To ensure the safety of pedestrians, 2m by 2m visibility splays are achieved and shown on the proposed site layout plan (1010-FCA-XX-ST-PLA-0011-P03-Proposed Site Layout Plan).

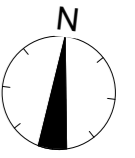
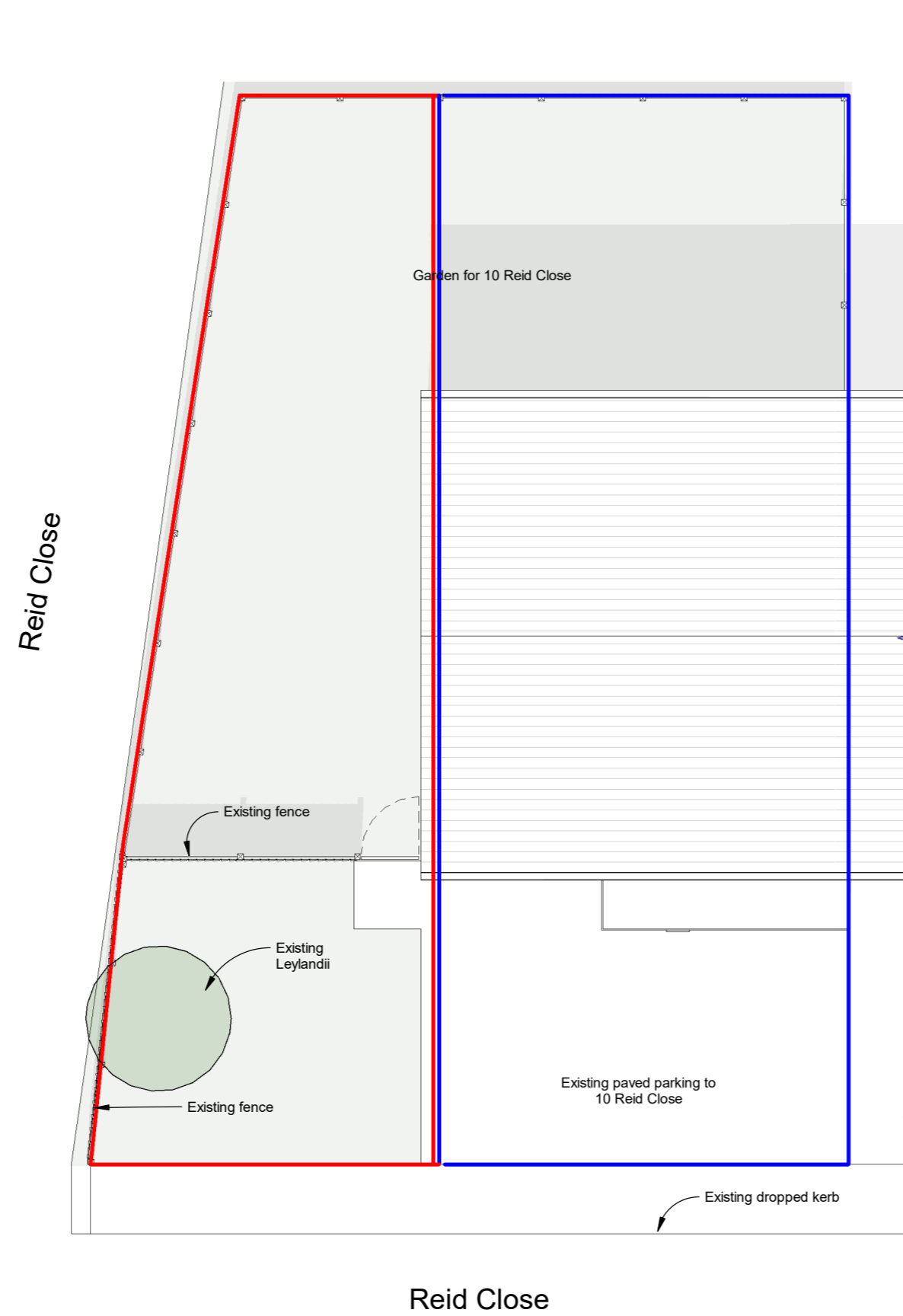
To help promote sustainable transport modes, appropriate covered and secure bicycle storage has been allocated within the rear garden and an Electric Vehicle charger is to be positioned at the front of the property.

The parking to 10 Reid close remains as existing, with space for two vehicles on the paved parking areas, in addition to the garage.

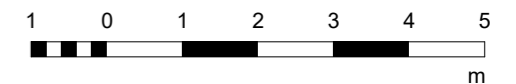
Areas of Proposed:

- Ground Floor GIA 33.0 m²
- First Floor GIA 31.3 m²
- Total GIA 64.3 m²

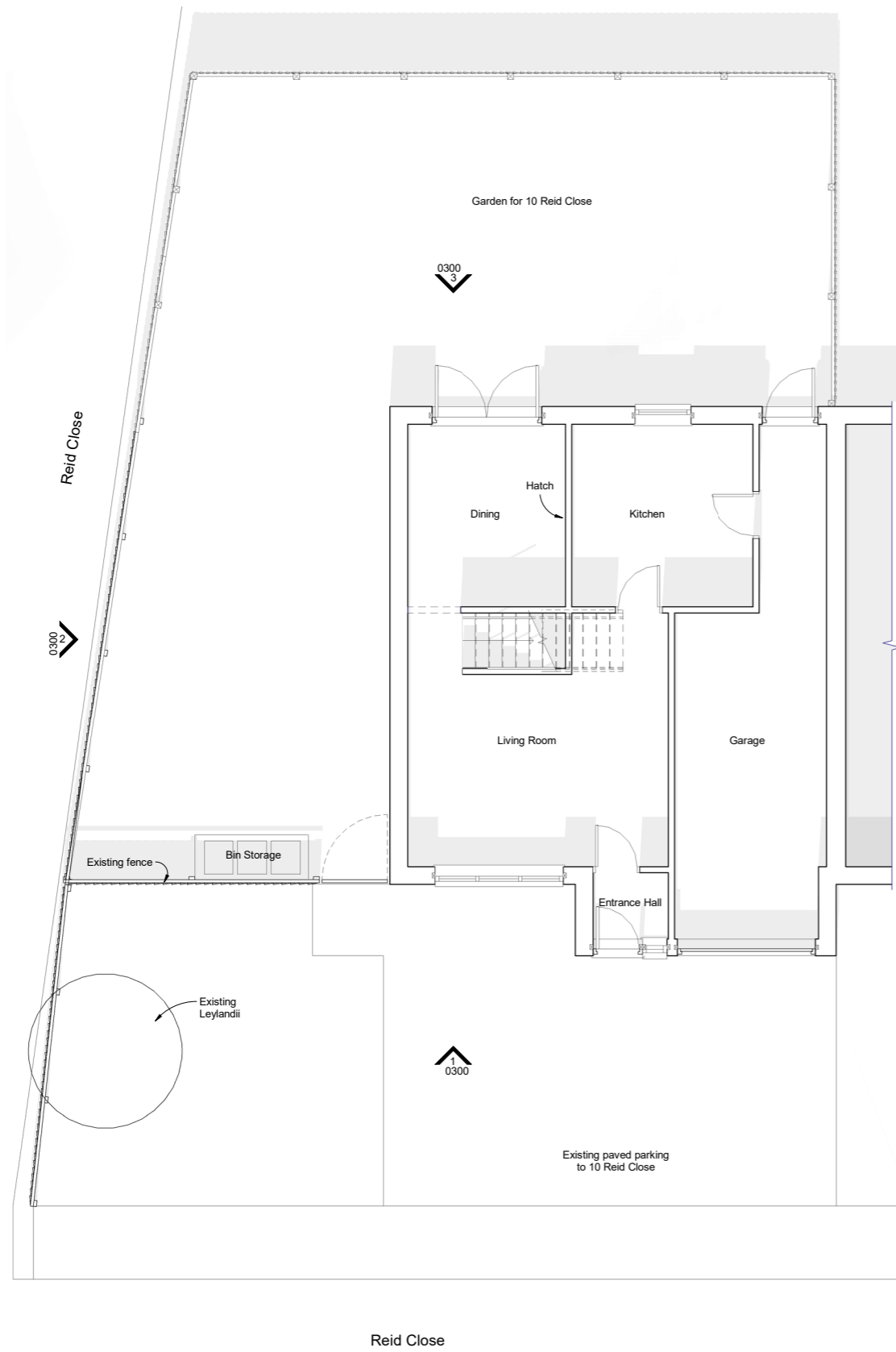
EXISTING SITE PLAN



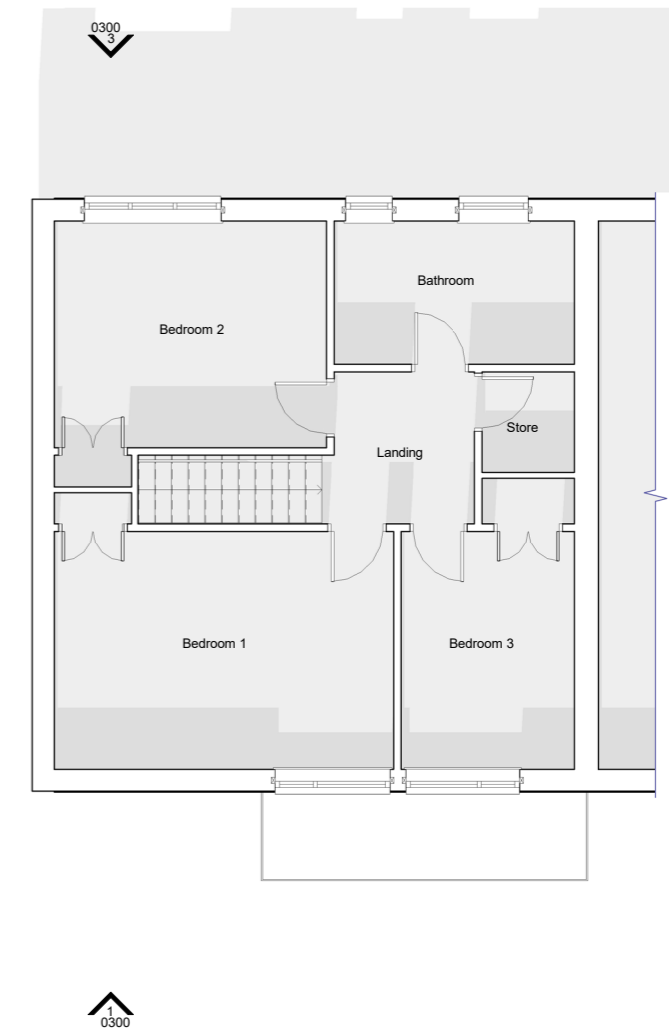
- Ownership Boundary
- Application Boundary



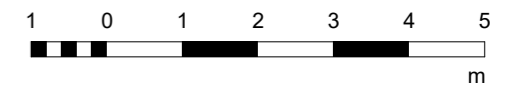
EXISTING PLANS



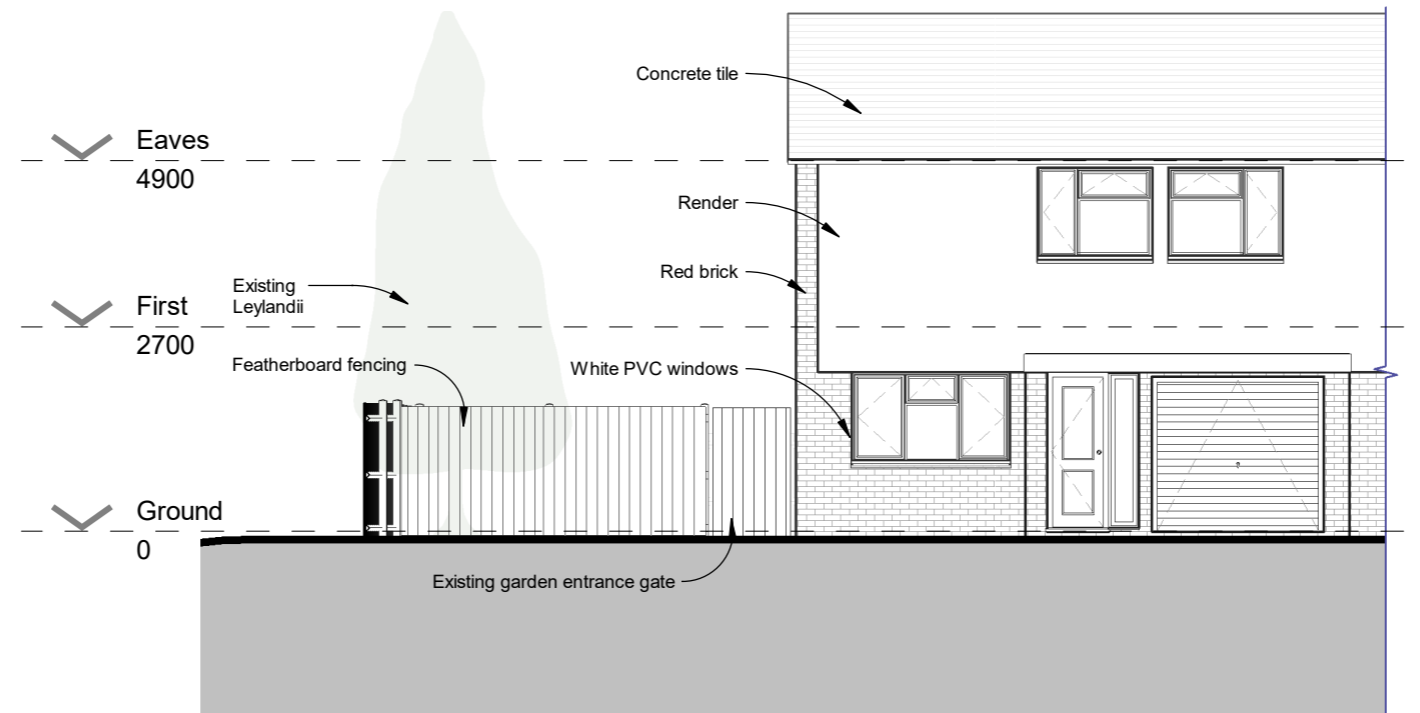
Existing Ground Floor Plan



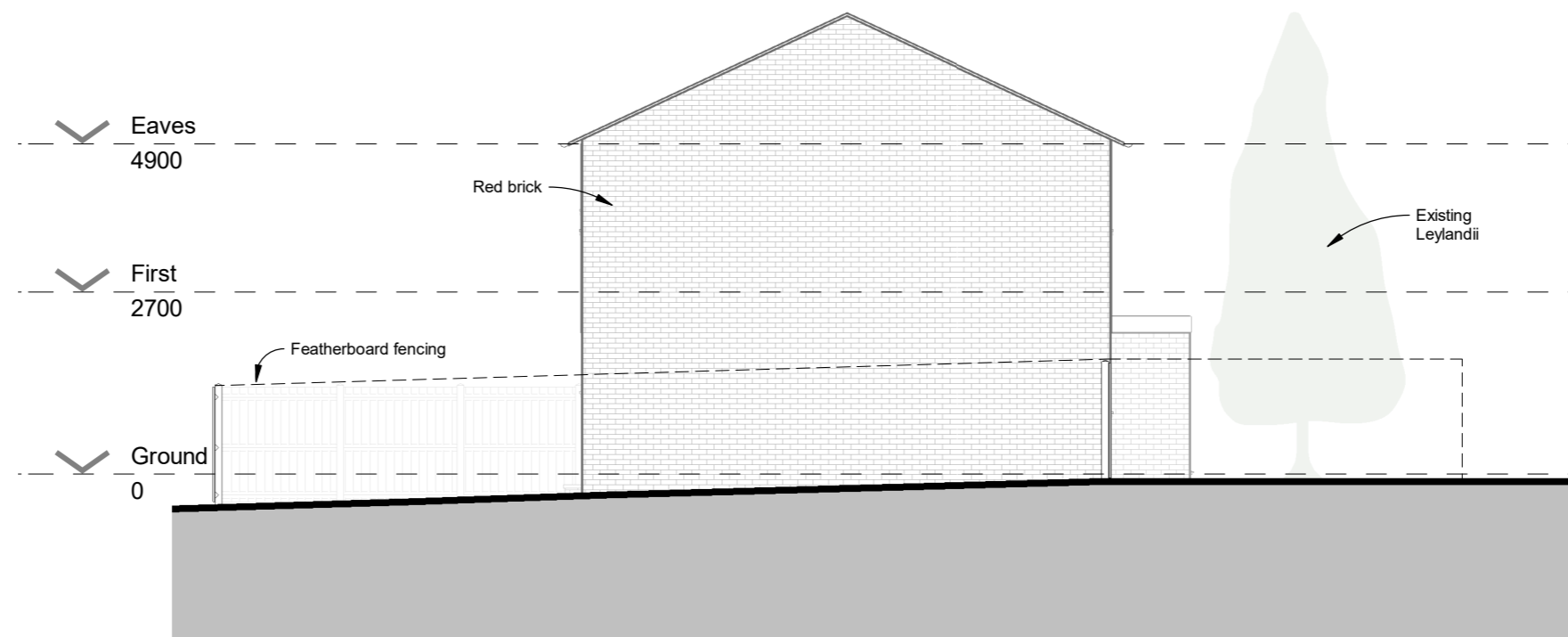
Existing First Floor Plan



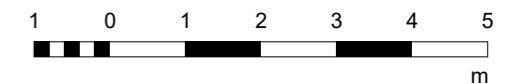
EXISTING ELEVATIONS



Existing South Elevation



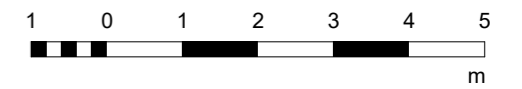
Existing West Elevation



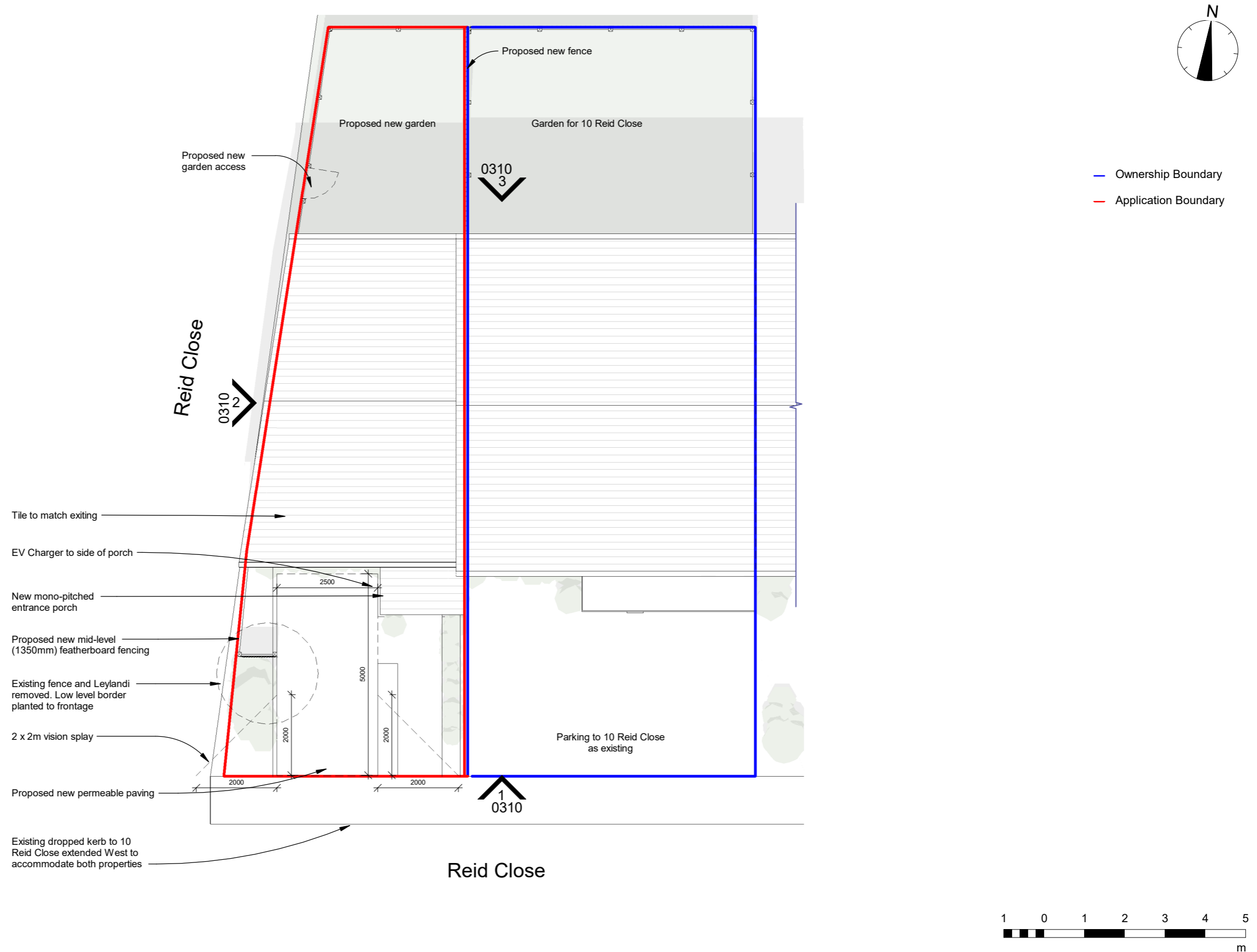
EXISTING ELEVATIONS



Existing North Elevation



PROPOSED SITE PLAN



PROPOSED - GROUND FLOOR PLAN

The design of the new dwelling has sought to preserve the language of Reid Close by replicating the street form and using materials to match the existing.

Scale

The scale of the proposed is two storey; the ridgeline sits slightly below that of 10 Reid Close, complimenting the existing form of the street. Furthermore, the frontage is stepped back from that of 10 Reid Close to create the feel of a subservient addition.

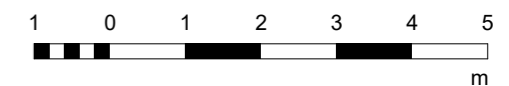
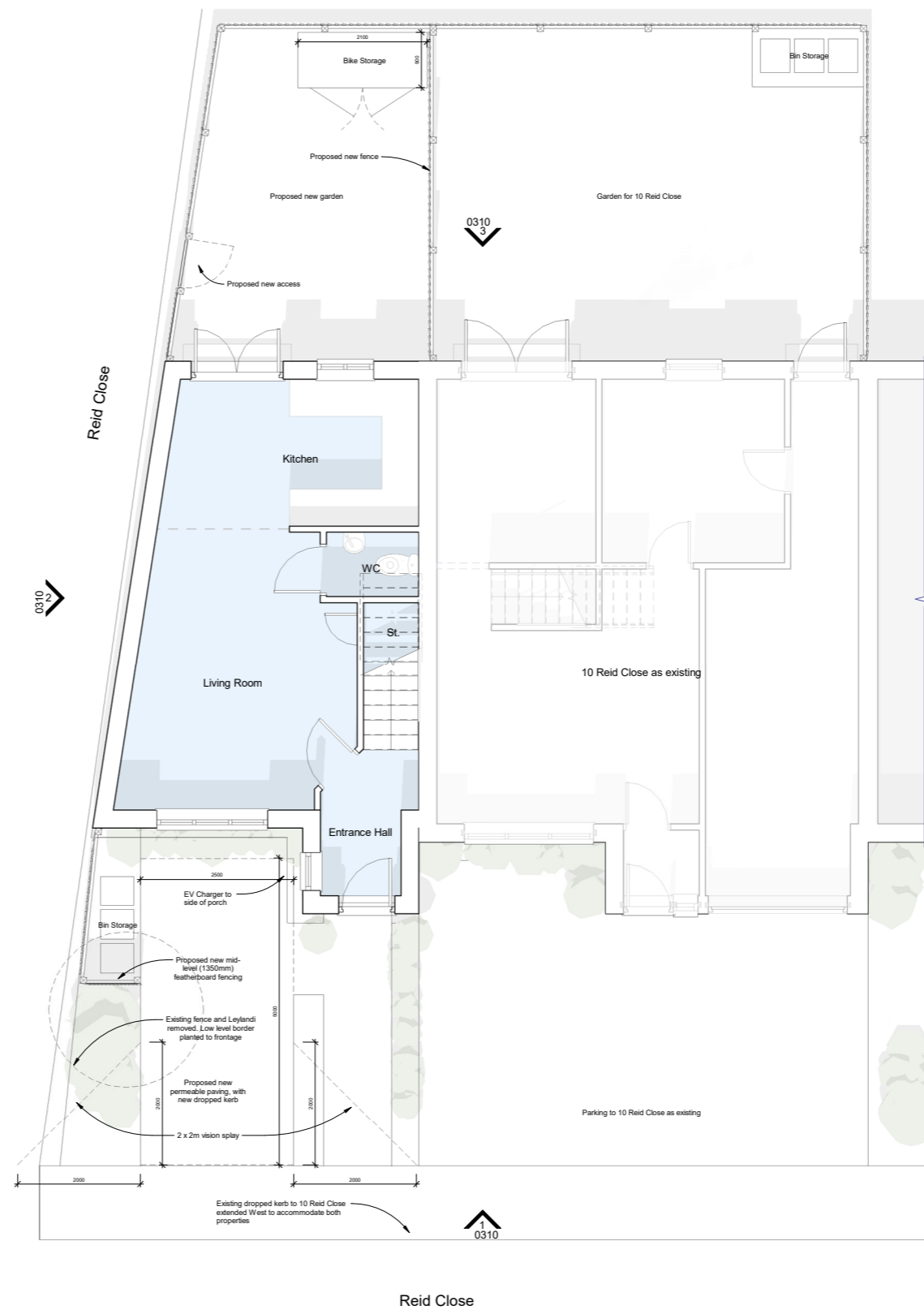
Layout

At ground floor, the new dwelling has an open plan living space with double glazed doors opening out onto the garden. A downstairs WC has been incorporate to meet the requirements of Part M.

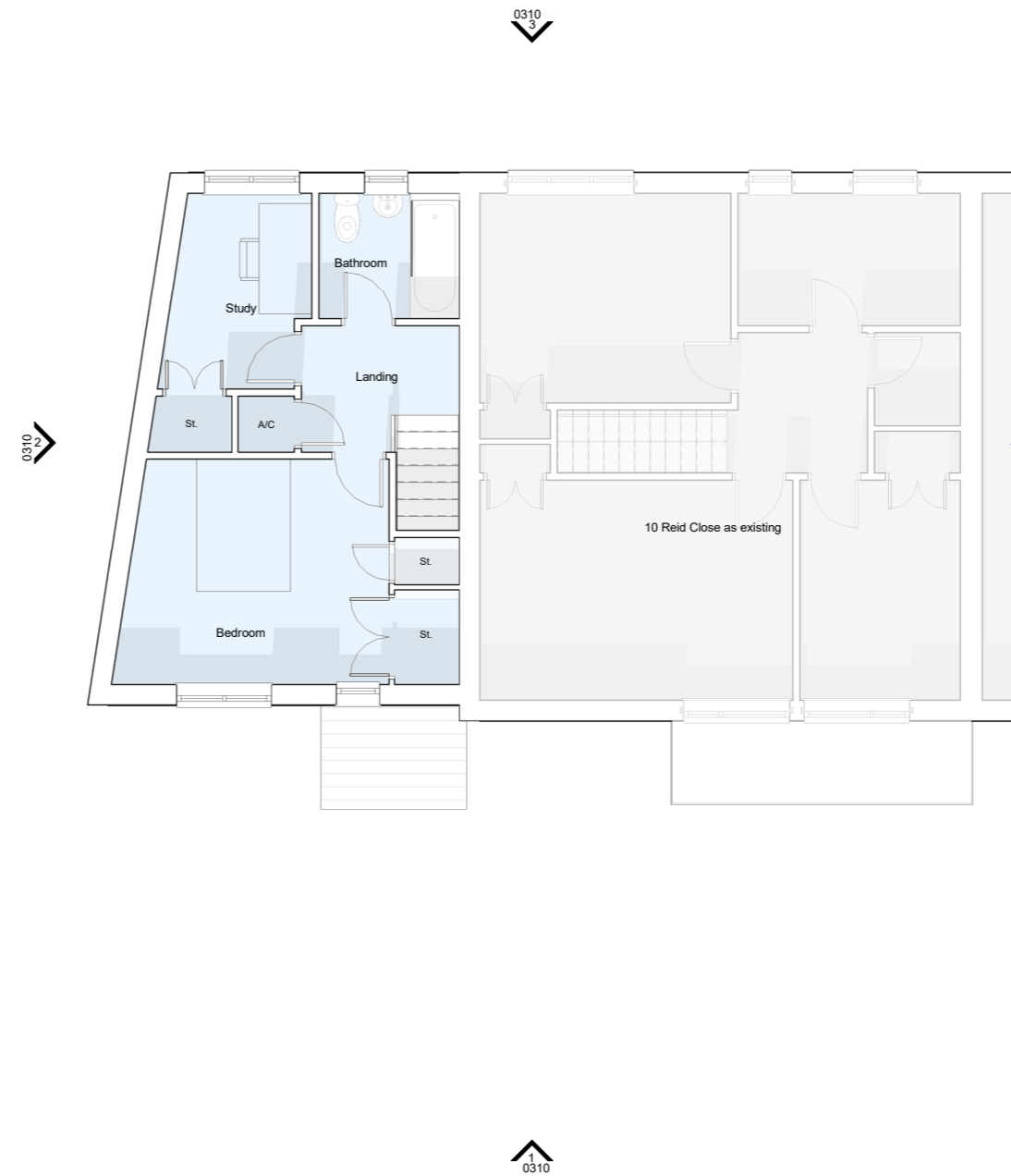
The first floor layout provides a good sized double bedroom to the front of the property with built-in storage, and a home office and bathroom to the rear.

Secure bicycle storage has been allocated within the rear garden and bin storage to the front.

10 Reid Close internal layout and parking remains as existing.



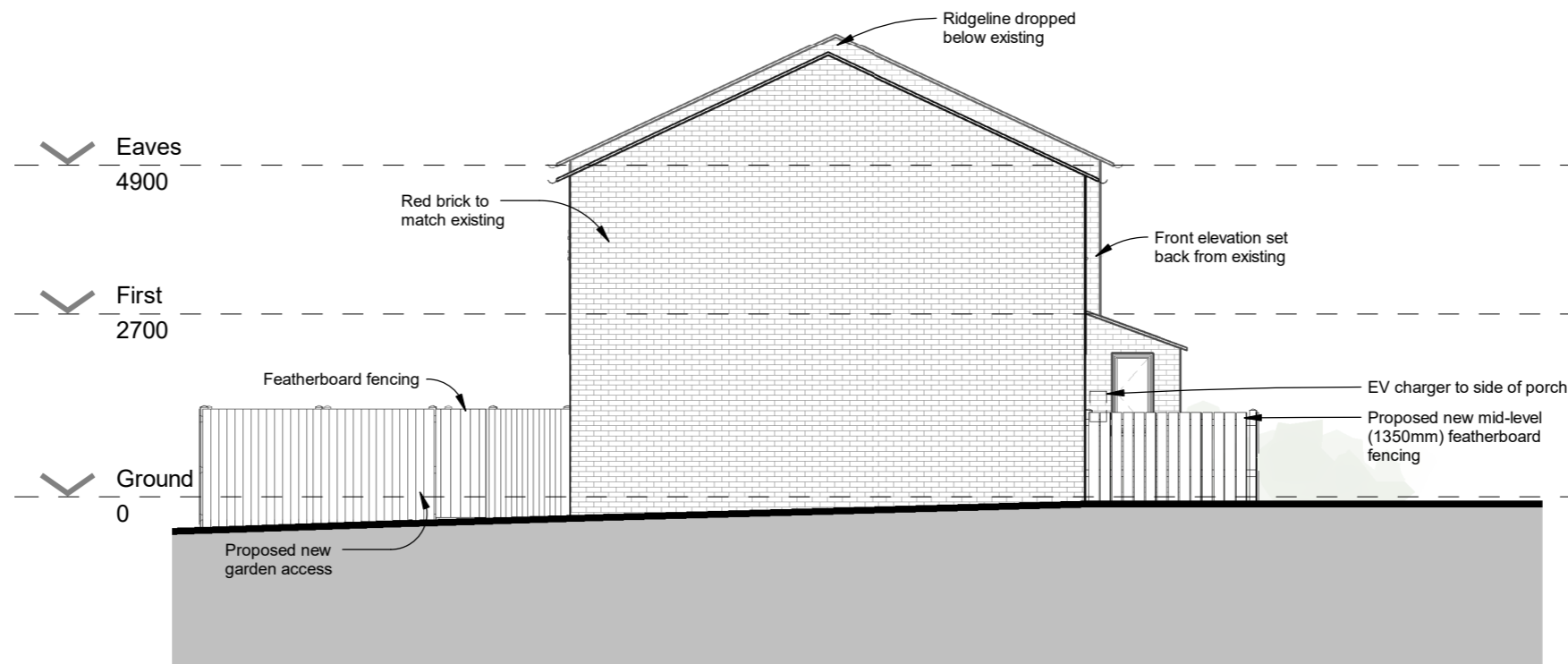
PROPOSED - FIRST FLOOR PLAN



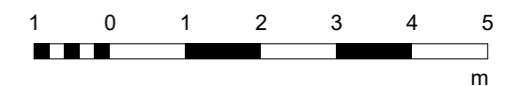
PROPOSED ELEVATIONS



Proposed South Elevation



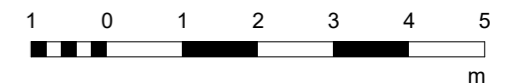
Proposed West Elevation



PROPOSED ELEVATIONS



Proposed North Elevation



PROPOSAL - VISUAL, FRONTAGE



